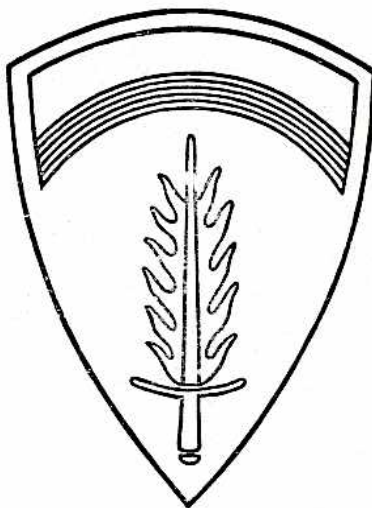


#160

THE U.S. ARMY DEUTSCHE MARK  
CONSTRUCTION PROGRAM  
1953 - 1957



HEADQUARTERS  
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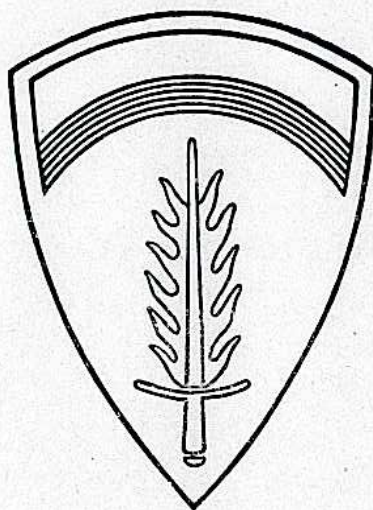
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UNITED STATES ARMY, EUROPE  
HISTORICAL DIVISION  
1958





### Foreword

This monograph, by David A. Lane, James J. Borrer, and George W. Tays of the USAREUR Historical Division, is a sequel to The U.S. Army Construction Program in Germany, 1950-1953, and covers the continuation of the program to 31 December 1957. Topics include the development of policy, the formulation of the basic priority lists, the execution of the program, and an evaluation of its accomplishments. Emphasis is upon the construction of family and BOQ housing and the release of requisitioned German properties made possible thereby.

All pictures are U.S. Army photographs, made available through the courtesy of the Signal Divisions of Headquarters, USAREUR, and the several area commands.

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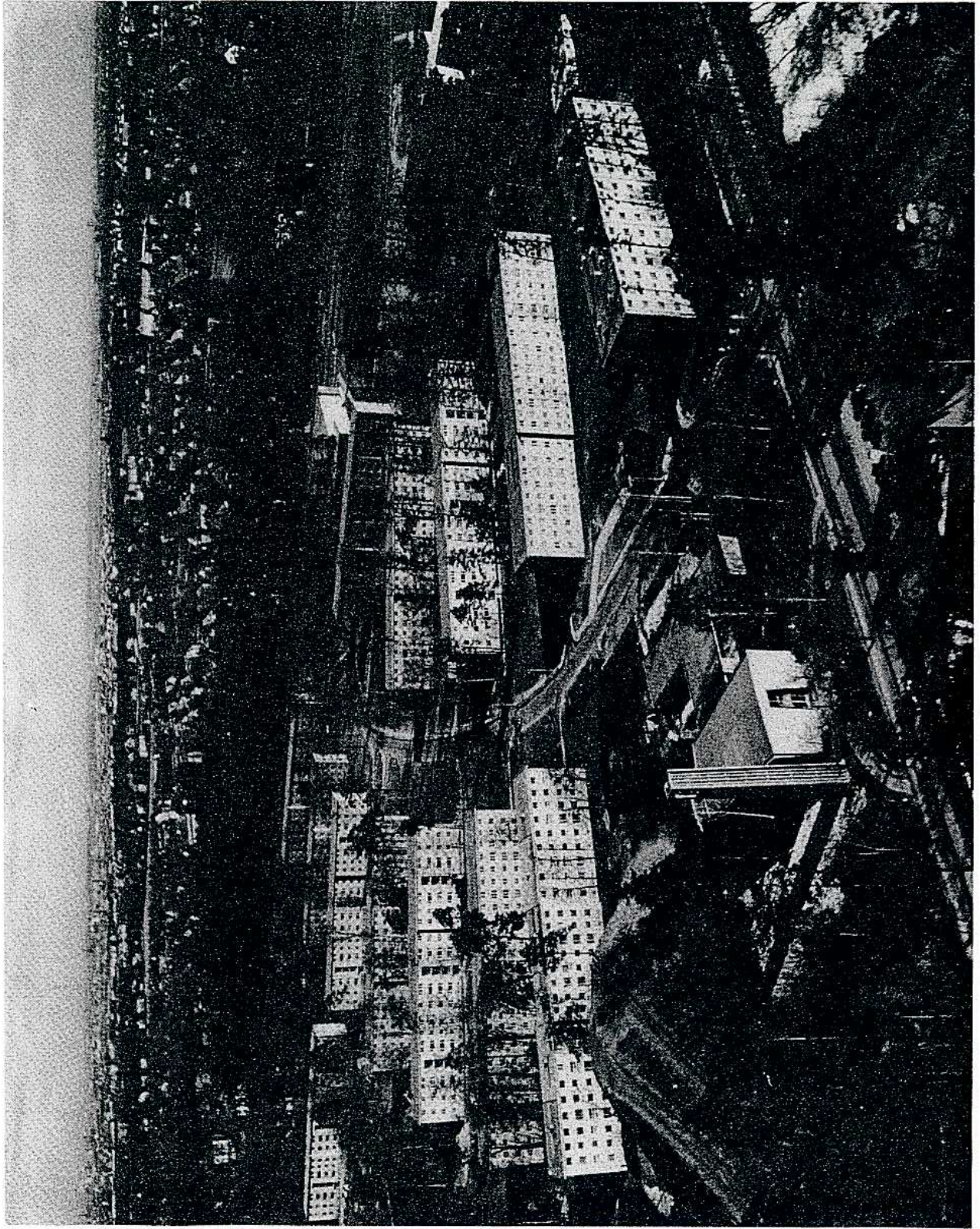
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Berlin housing area

AGL (1) 5-58-150-65559







## CHAPTER 1

### Introduction

#### 1. Historical Background, 1950-1953

The U.S. Army Deutsche Mark (DM) construction program was initiated in 1950 to satisfy requirements generated by American commitments to the North Atlantic Treaty Organization (NATO).<sup>1</sup> In September of that year the NATO signatories decided to increase their military forces in Western Europe, whereupon the President and the Joint Chiefs of Staff announced specifically that U.S. forces in Europe would be greatly increased.<sup>2</sup> This decision reflected a new mission--the maintenance in Europe of strong and mobile defense forces rather than a small, static, police-type force--and its impact was felt especially in Germany, where the bulk of the U.S. Army in Europe was stationed.

In the resultant troop augmentation four divisions, plus supporting units, were transferred from the United States to Europe in 1951 alone, increasing the military strength of the command from approximately 80,000 to over 240,000. At the same time, some units already in the command were relocated for tactical reasons. These and succeeding developments brought about a need for additional billets and dependents' quarters, new and enlarged training areas, increased recreational facilities, more community welfare installations, and various other

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<sup>1</sup>For a detailed history of the first three years of the program, see USAREUR Hist Div, The U.S. Army Construction Program in Germany, 1950-1953 (hereafter cited as Army Const Prog 50-53). SECRET (info used UNCLAS).

<sup>2</sup>EUCOM Memo to all Stf Div Heads, 20 Sep 50, subj: News Release. UNCLAS. In EUCOM SGS 334 CFM (1950), Vol. I, Item 8.



construction. Moreover, strategic considerations dictated the establishment of a storage and issue support area west of the Rhine River in the immediate rear of combat elements, thus necessitating additional construction in that part of Germany.

To meet these requirements a four-phased construction program was developed for the U.S. Zone of Occupation. The first three phases were intended to place the U.S. forces in a position of strength, with the necessary facilities for defense. The fourth phase was to meet changed military requirements, if necessary, and to build dependents' quarters and community centers. The program was financed from the United States' portion of Deutsche Mark funds furnished by the Federal Republic of Germany to the occupying powers for the partial support of their forces on West German territory. It was understood that all facilities so financed would eventually revert to the Federal Republic of Germany. The magnitude of the 1950-53 construction program may be observed by noting that an estimated DM 2,364,230,000 (\$562,912,000) was spent for U.S. Army projects alone. The Army also administered Deutsche Mark-financed construction programs for the U.S. Naval Forces, Germany (USNAVGER), and the U.S. Air Forces in Europe (USAFE), which cost an additional DM 312,777,000 (\$74,488,000).<sup>3</sup>

## 2. Reasons for Continuing the Program

Notwithstanding the large amount of construction planned and accomplished in 1950-1953, several considerations prompted the program's continuation.

In the first place, in 1953 the ratification of the Paris Accords, which would grant sovereignty to the Federal Republic of Germany, seemed imminent.<sup>4</sup> Since the extent to which Deutsche Mark support would be available after sovereignty was not certain, it was in the interest of the U.S. forces to obligate maximum Deutsche Mark funds without delay.

Second, it was expected that, as a corollary to German sovereignty, the United States would be subjected to increasing pressure to relinquish

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<sup>3</sup>(1) Army Const Prog 50-53, pp. 161-66. SECRET (info used UNCLAS).  
(2) O. J. Frederiksen, The American Military Occupation of Germany, 1945-1953 (USAREUR Hist Div, 1953), p. 165. UNCLAS. (3) USAREUR Engr Div, FY 1954 USAREUR DM Mil Const Prog, Army, as approved by Hq USAREUR in Jan 1954 (hereafter cited as DM Const Prog, 54), Pt. I. UNCLAS. In USAREUR SGS 600.1 (1954), B/P. (4) Briefing for New Offs by Maj W. Wade, USEUCOM J4, May 53, p. 1. UNCLAS. In USAREUR Engr Div Const Br files.  
(5) USAREUR Engr Div Hist Rept, FY 1953, p. 51. SECRET (info used UNCLAS).

<sup>4</sup>Actually, the Federal Republic of Germany did not attain sovereignty until 5 May 1955.



requisitioned German properties.<sup>5</sup> For these properties, with a few exceptions, the command planned to substitute new, rent-free, Deutsche Mark-financed facilities. To the extent possible expenditures for the rental and upkeep of requisitioned properties would be reduced or eliminated.

In the third place, additional family housing was urgently needed. During the military buildup the bulk of the Deutsche Mark construction funds had been allotted to building and rehabilitating troop housing and support facilities to accommodate incoming units.<sup>6</sup> Less than 30 percent of the 3-year program had been family housing. Moreover, some 2,000 out of 17,000 family units had not yet been built.<sup>7</sup> Consequently, most stations were still suffering acute shortages. In August 1953 less than 36,000 family units were available against a need for more than 43,000, including USAFE requirements, and approximately 50 percent of those available were temporary in nature--for example, in hotels scheduled to be returned to their owners in the near future. Many dependent families had to wait 9 to 10 months, or longer, before being able to join their sponsors in Germany, giving rise to a serious morale problem.<sup>8</sup> This unsatisfactory situation later prompted the so-called Hoge Plan, under which dependents entitled to government quarters would be allowed to reside on the German economy, with otherwise full logistical support, until quarters became available.<sup>9</sup> However, all indications were that, even if such a plan was adopted, the acute housing shortage would become more critical unless more units were built.<sup>10</sup>

Another factor that called for continuation of the construction program was the need for supply depots and other technical service installations, such as rebuild shops, reclamation plants, and POL storage points. Improved highways, strengthened bridges, and more demolition chambers were needed to support the combat mission of the command. Furthermore, the introduction of new types of weapons created a need for new facilities, such as loading platforms for rocket units and

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<sup>5</sup>Army Const Prog 50-53, p. 169. SECRET (info used UNCLAS).

<sup>6</sup>Ibid., p. 162. SECRET (info used UNCLAS).

<sup>7</sup>Ibid., p. 83. SECRET (info used UNCLAS).

<sup>8</sup>Lt Gen C. L. Bolte, CINCUSAREUR, as quoted in The Stars and Stripes, (Eur. ed.), 16 Sep 53, p. 1.

<sup>9</sup>(1) Ltr, Lt Gen W. H. Hoge, CG Seventh Army, to Gen Bolte, 2 Jun 54. (2) Tab B, to memo, USAREUR ACoS G1 to CofS, 8 Sep 54, subj: Tourist Dependents--the Hoge Plan. Both UNCLAS. Both in USAREUR SGS 620 (1954), B/P.

<sup>10</sup>(1) USAREUR Mthly Stat Rept, 31 Aug 53, pp. 65-66, 68. SECRET (info used UNCLAS). (2) Tab F, to memo, USAREUR ACoS G1 to CofS, 8 Sep 54, cited above. UNCLAS.



security installations for 280-mm gun battalions.<sup>11</sup>

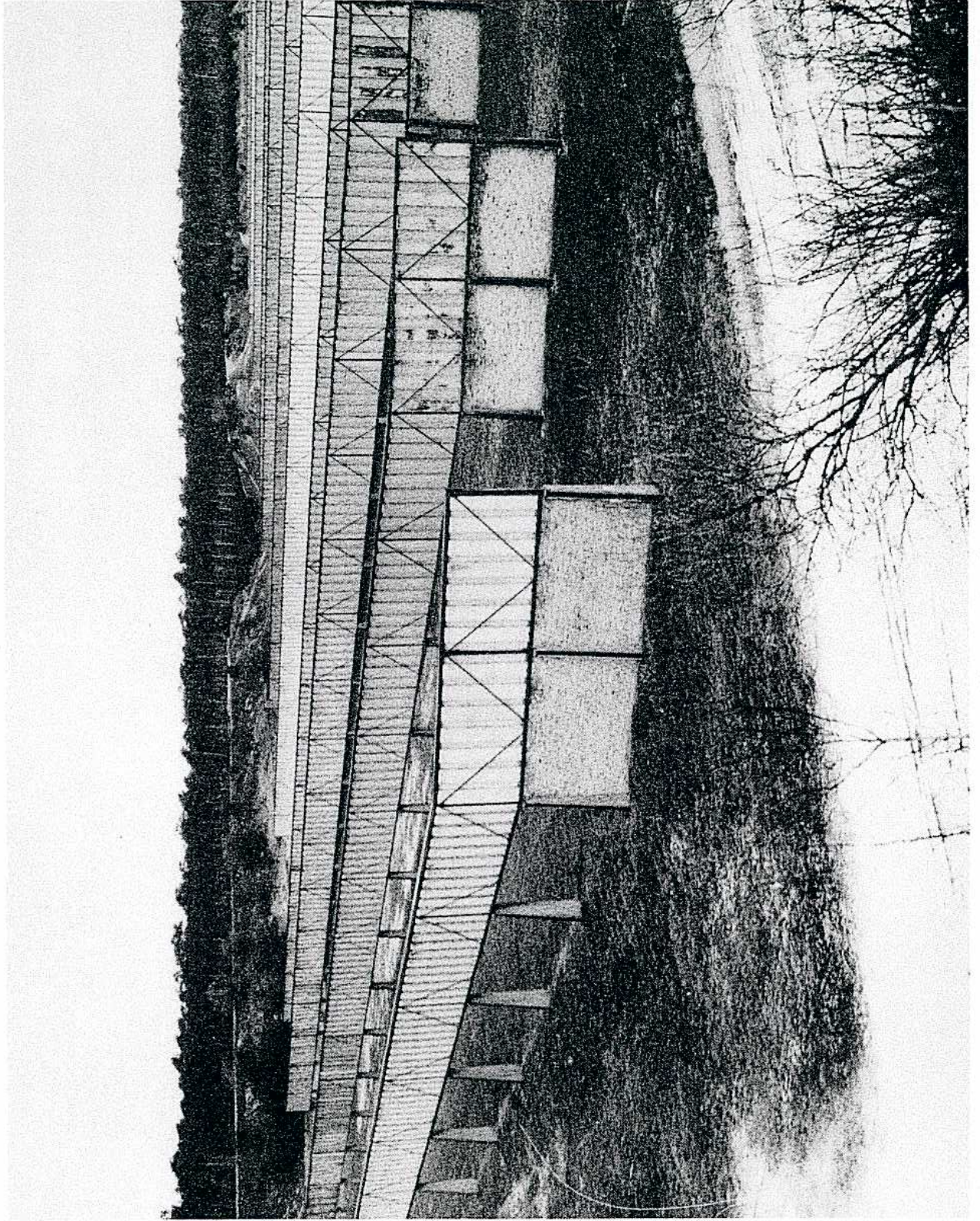
In short, the Deutsche Mark construction program was continued because a great need existed for additional facilities of various kinds and because Deutsche Mark funds for construction were still available. Its basic objective during the period 1954-57 was to provide for existing and projected military, operational, morale, and welfare needs of the U.S. forces in Germany in such a way as to effect the greatest possible reduction in dollar requirements. More specifically, its purpose was to house most of USAREUR's activities in rent-free installations and virtually all of the command's civilian and dependent personnel, if entitled to government-furnished housing, in communities near military installations. Ordinarily, no major construction or rehabilitation was undertaken for the sole purpose of moving activities from rented property, but wherever the costs of new construction were expected to be amortized in three years the command was disposed to consider the project favorably.<sup>12</sup>

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<sup>11</sup>(1) DM Const Prog, 54, Pt. II. (2) Briefing, USAREUR G4 Proj Sec for OSD Rept, 11 Jun 54, subj: General Basis for USAREUR Construction Program. UNCLAS. In G4 Instl Br Proj Sec files. (3) USAREUR Ann Hist Rept, FY 55, pp. 287-88. SECRET (info used UNCLAS).

<sup>12</sup>(1) USAREUR Log Planning Forecast, 1 Jul 53, p. 11. SECRET (info used UNCLAS). (2) DM Const Prog, 54, Pt. II. UNCLAS.





Rifle range, Berlin





## CHAPTER 2

### Administration

#### 3. Definition of Responsibility

a. Budgetary Controls. Before 1953 the Commander in Chief, U.S. Army, Europe (CINCUSAREUR), had been the final approving authority for Army, Navy, and Air Force construction programs in Germany. On 1 January of that year, however, the U.S. Bureau of the Budget announced that, beginning 1 July 1953, all Deutsche Mark funds provided for USAREUR would be reapportioned by Congress, allocated by the Department of the Army, and subject to all regulations applicable to appropriated dollar funds.<sup>1</sup> This development stemmed from a Congressional stipulation that no foreign credits would be available to U.S. agencies after 30 June 1953 except through appropriation acts.<sup>2</sup> Although the military departments were later partially exempted from this restriction, the Department of Defense decided to require U.S. forces in Germany to submit complete funding programs for both dollar- and Deutsche Mark-financed construction in FY 1954 in order to comply with Congress' evident desire for a close check upon the expenditure of Deutsche Mark funds. The Department of the Army thereupon became the final approving authority for the FY 1954 Deutsche

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<sup>1</sup>Ltr, USAREUR Ofc of Compt Bud Br to Stf Divs, 26 Jan 53, subj: Tentative FY 54 Funding Distribution for Planning Purposes. UNCLAS. In USAREUR SGS 112 (1953), Vol. I, Item 7.

<sup>2</sup>PL 547, 82d Cong., 2d sess., Supplemental Appropriation Act 1953, Sec. 1415, 15 Jul 52.



Mark construction program in Europe.<sup>3</sup> Approval by the Department was also required for subsequent yearly programs.

b. CINCUSAREUR's Authority and Responsibility. The Secretary of the Army, as executive agent for the Secretary of Defense in matters pertaining to military construction in the European Command, had already delegated to the U.S. Commander in Chief, European Command (USCINCEUR), the responsibility for supervising and managing a combined and coordinated program in Europe. Moreover, when the establishment of the Joint Construction Agency (JCA) for France had been under consideration<sup>4</sup> USCINCEUR had insisted that USAREUR should retain responsibility for all U.S. construction in Germany because that headquarters had an experienced staff capable of maintaining continuity. With Department of the Army approval, USCINCEUR redelegated to CINCUSAREUR complete responsibility for construction in Germany. Within the ceiling approved by the Department of the Army CINCUSAREUR had authority to reprogram, including the right to cancel, modify, and add projects at his discretion. Staff supervision, policy guidance, and program monitoring continued to be functions of the Assistant Chief of Staff, G4 (Logistics), who was designated program director and could introduce new projects for CINCUSAREUR's approval.<sup>5</sup>

When West Germany became sovereign in 1955 CINCUSAREUR's responsibilities were reaffirmed.<sup>6</sup>

c. The Engineer Division's Functions. Responsibility for actual building operations continued to be vested in the USAREUR Engineer. His functions included the formulation of engineering policies and standards, the issuance of technical directives and instructions, and

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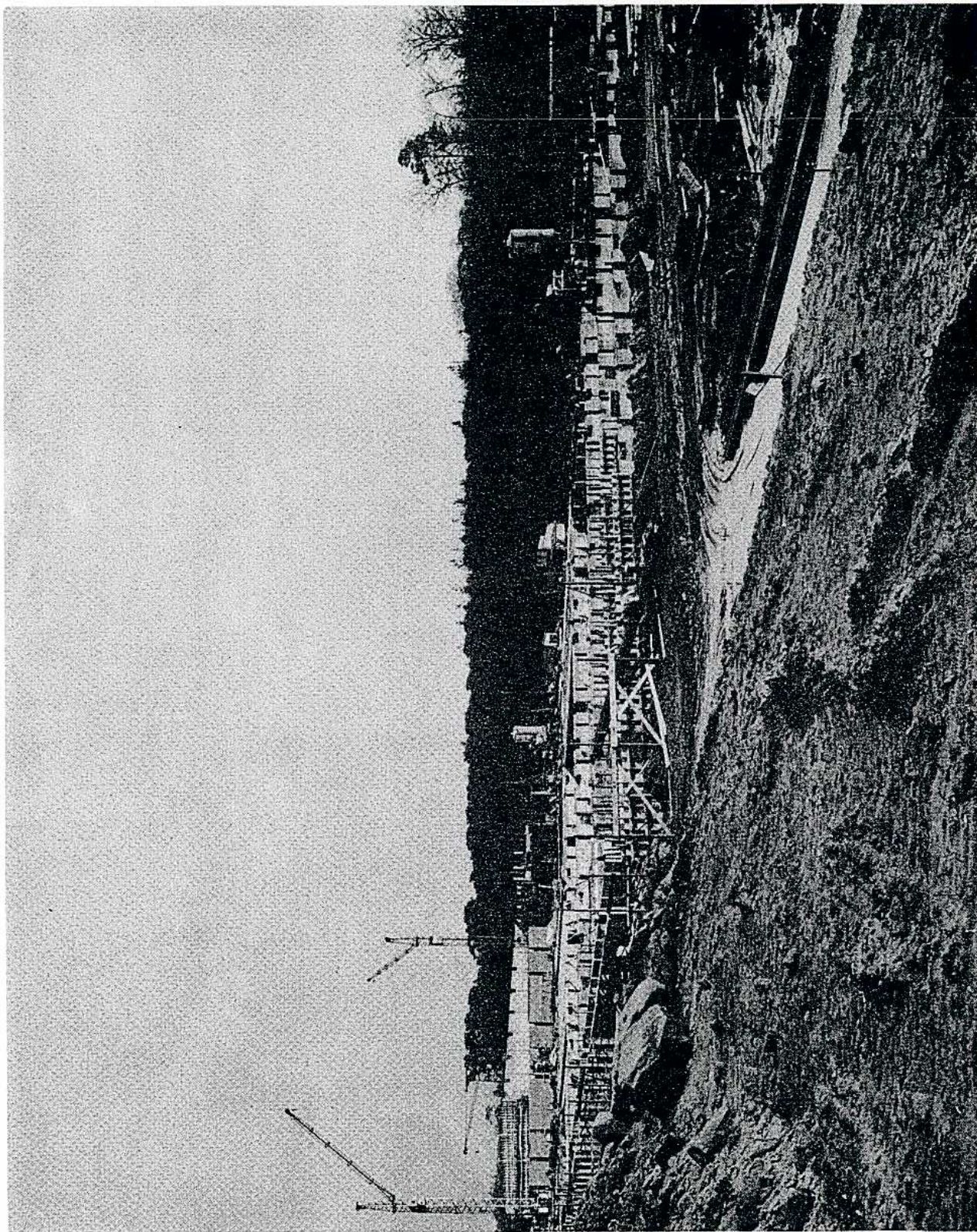
<sup>3</sup>(1) C/N 1, USAREUR Compt to CofS, 9 Jul 53, subj: Status of Section 1415. CONF (info used UNCLAS). In USAREUR SGS 112 (1953), Vol. I, Item 7 atchd. (2) Cable DA-947254, CofSA to CINCUSAREUR, 1 Sep 53. UNCLAS. In file above, Item 8C, B/P. (3) Briefing for CINCUSAREUR by G4, 24 Sep 54, subj: Military Construction for U.S. Zone, Germany. UNCLAS. In USAREUR G4 Instl Br file, Vol. XII, Item 73.

<sup>4</sup>It was established in phases extending from January through April 1953.

<sup>5</sup>(1) Ltr, USEUCOM to CINCUSAREUR, 15 Dec 53, subj: Delegation of Authority, Construction in Germany. In USAREUR SGS 600.1 (1953), Vol. III, Item 100. (2) Memo for rec, Lt Col C. M. Duke, C/USAREUR G4 Instl Br, n.d., subj: Meeting Held in CofS' Office, 5 September 1953. In USAREUR G4 Instl Br Stayback file, Vol. XII, Item 109 atchd. (3) USAREUR Cir 12, 8 Oct 54, subj: Deutsche Mark Construction. (4) USAREUR Memo 415-445-1, 8 Oct 56, same subj. All UNCLAS.

<sup>6</sup>Ltr, USEUCOM to CINCUSAREUR, 5 May 55, subj: Delegation of Authority, Construction in Germany. UNCLAS. In USAREUR SGS 600.1 (1956), Item 8.





Army cold storage plant under construction along the Autobahn between Kaiserslautern and Ramstein





Operations under the provisions of the memorandum proved to be advantageous to the U.S. forces.<sup>28</sup> More and more projects were executed by GGCA. After West Germany became sovereign on 5 May 1955 all new construction was placed with the agency, and the design, administration of bids, and execution of projects became its responsibility. USAREUR retained the right to approve or disapprove, and the engineers at the various levels of command continued to exercise their respective responsibilities.<sup>29</sup>

During FY 1955 area engineers occasionally complained that the GGCA caused certain delays. However, actual checks on several projects showed that the agency was not entirely at fault. In each case the area commander was requested to determine the facts, to arrange for friendly meetings between representatives of GGCA and/or subcontractors, subarea commanders, and subarea engineers, and to take corrective action if required. The appropriate German officials were also reminded that the derequisitioning of private dwellings hinged upon the completion of the housing program. These measures proved effective.<sup>30</sup>

## 7. Impact of West German Sovereignty

a. Availability of Unused Deutsche Mark Balances. Early in 1953 it had been realized that, without an understanding supplementing the Paris Accords, Deutsche Mark obligations not liquidated before West Germany became sovereign would have to be met subsequently from a greatly reduced Deutsche Mark budget or from dollar funds. In April 1953 the West German Finance Minister had agreed to make a monthly Deutsche Mark allotment until December of that year to meet construction obligations. All funds not used by that date would continue to be available for the liquidation of obligations until 31 December 1954.<sup>31</sup>

The Paris Accords were not ratified by the end of 1954, but later agreements, including the Bonn Conventions, allowed Deutsche Mark funds to remain available for expenditure for 18 months after the occupation's end. Thus, construction funds could be obligated up to availability ceilings with assurance that the honoring of obligations would not be affected by the termination of the occupation.<sup>32</sup> On the other hand, the

<sup>28</sup> Memo, USAREUR ACoFS G4 to CofS, n.d., subj: Memorandum of Understanding Between U.S. Forces and the German Finance Ministry. UNCLAS. In USAREUR SGS 600.1 (1955), Vol. II, Item 52 atchd.

<sup>29</sup> Intvw, Mr. J. Borrer with Mr. C. H. Schwinhart, USAREUR Engr Div Const Br, 26 Apr 57. UNCLAS.

<sup>30</sup> Tab F, to CINCUSAREUR's Bimthly Amb-Comdr's Conf, 27 Jul 55. CONF (info used UNCLAS). In USAREUR SGS 337/1 (1955), B/P 7.

<sup>31</sup> Memo, USAREUR Compt to CofS, 21 Apr 53, subj: Occupation Cost Funds. SECRET (info used UNCLAS). In USAREUR SGS 337.1 (1953), B/P 4, Tab A.

<sup>32</sup> Annex A, to USAREUR CINC's Wkly Stf Conf, No. 4, 8 Feb 55. SECRET (info used UNCLAS). In USAREUR Hist Div Docu Br.



German Federal Republic would undertake to liquidate out of occupation funds only those obligations incurred before the date of its accession to sovereignty. In anticipation of the accession DM 61 million was "obligated" to the German Federal Ministry of Finance, for allotment by USAREUR, as a contingency fund to cover construction expenditures that might have to be made thereafter.<sup>33</sup>

However, after West German sovereignty was finally realized it began to be increasingly apparent that not all occupation cost expenditures could be effected within 18 months--that is, by 5 November 1956. As late as two weeks before this cutoff date, over DM 121 million earmarked for the construction program remained unexpended, chiefly because of difficulties encountered in acquiring land.<sup>34</sup> In view of this large unexpended balance, U.S. representatives resumed negotiations with German officials and secured an indefinite extension of the cutoff date.<sup>35</sup>

b. Continuation of Deutsche Mark Support. With West German sovereignty there came also questions concerning the continuation, nature, and extent of the Federal Republic's contributions to the support of other Western Allied troops. During the first defense support period, which ended on 5 May 1956, the Federal Republic's budget allocation for the support of U.S. forces in Germany was continued, although greatly reduced, with the stipulation that unexpended funds would lapse on 5 May 1957.<sup>36</sup> This not only meant a reduced Deutsche Mark construction program but also required the command to obligate and expend first defense support period funds by that date, or else lose them. During the second defense support period, beginning 6 May 1956, Deutsche Mark funds were reduced still more drastically, but were made available to the command without a time limitation.<sup>37</sup>

c. Cessation of the Right to Requisition. The granting of German sovereignty also ended the right of the former occupying powers to requisition real estate. Although Article 38 of the Forces Convention

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<sup>33</sup>USAREUR Engr Div Hist Rept, FY 55, p. 137. SECRET (info used UNCLAS).

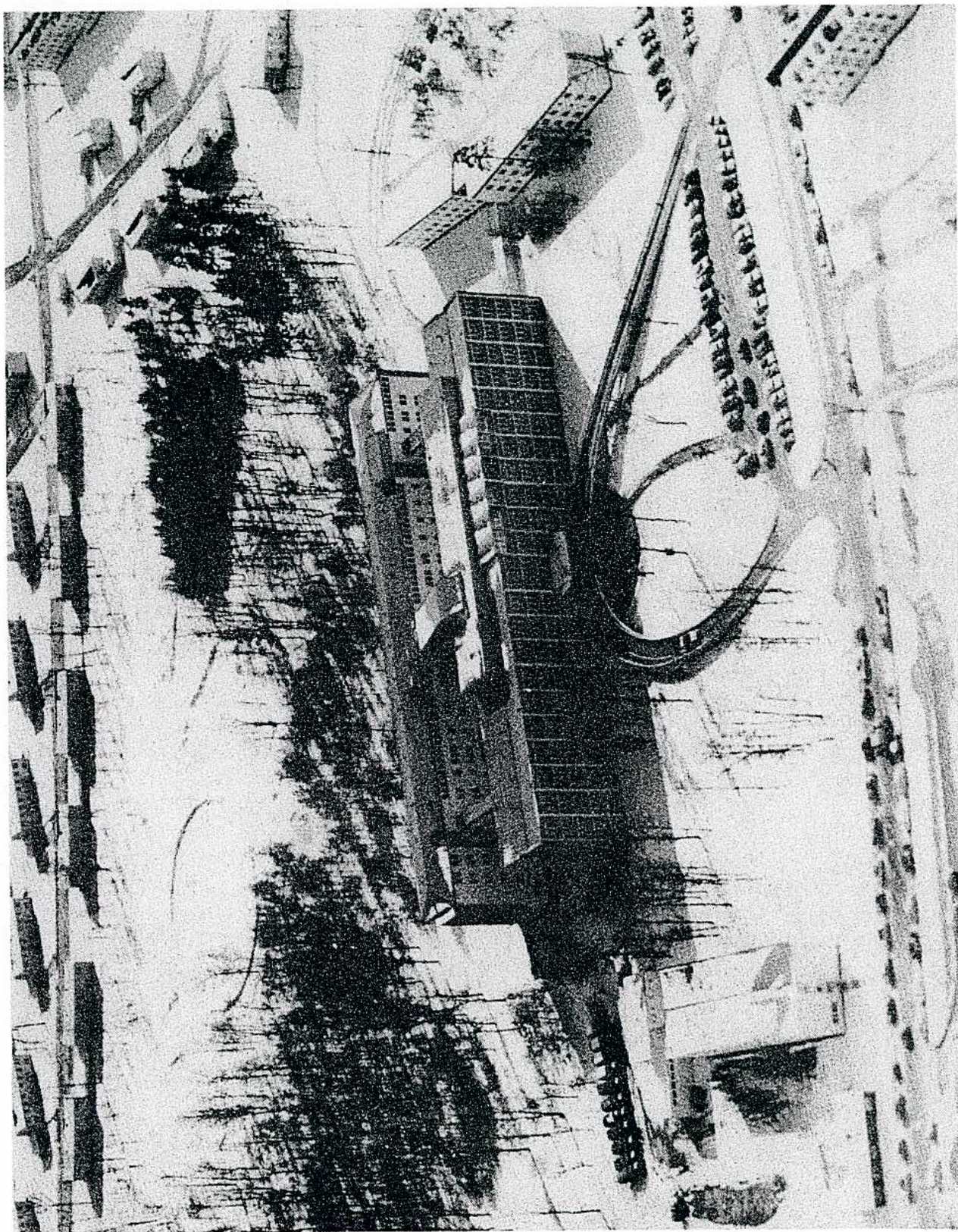
<sup>34</sup>DF, USAREUR Compt to CofS, 22 Oct 56, subj: Expenditure Deadline for Occupation Cost DM's. UNCLAS. In USAREUR SGS 100 (1956).

<sup>35</sup>(1) USAREUR CINC's Wkly Stf Conf, No. 29, 28 Nov 56, Cmts by Compt, pp. 3-4. CONF (info used UNCLAS). (2) Rev of USAREUR Comd Prog, FY 57, 3d Qtr, p. 8. CONF (info used UNCLAS).

<sup>36</sup>(1) USAREUR CINC's Wkly Stf Conf, No. 29, cited above. (2) Memo, USAREUR Compt to CINCUSAREUR, 28 Mar 56, subj: Information Relative to Federal Republic Support Contribution. UNCLAS. In USAREUR SGS 092 Ger (1956), B/P.

<sup>37</sup>USAREUR CINC's Wkly Stf Conf, No. 29, cited above.





Aerial View of the 2d Field Hospital, Munich





obligated German authorities to provide additional land for U.S. requirements, the fulfillment of this obligation was generally very halting and was a significant factor in delaying the construction program. Moreover, since the right of eminent domain did not exist under German law, USAREUR had to halt plans for construction projects for which land had not been requisitioned. This also happened when certain landowners refused to relinquish property that had been properly requisitioned.<sup>38</sup> Article 48 of the Forces Conventions provided that the German Government would guarantee the continued availability of requisitioned facilities that were still required by the Forces, but it was not until July 1956 that implementing legislation was enacted. Thereafter, German state and local agencies were able to support U.S. retention of requisitioned properties.<sup>39</sup> However, a year of harassment and "squatters' rights" activity by German property owners had resulted in the release of a few requisitioned properties for which no immediate replacement facilities were available to U.S. forces.

d. Applicability of German Law. In late 1955 differences arose between USAREUR and GGCA over which Deutsche Mark-financed projects were subject to German law and administrative regulations. After considerable discussion it was agreed that all construction obligated after 5 May 1955 would be subject to German laws and regulations, and that all that had been obligated before that date would still be subject to occupation regulations.

With the settling of this issue USAREUR virtually relinquished operational control over Deutsche Mark-financed construction obligated after the Federal Republic's accession to sovereignty.<sup>40</sup>

#### 8. Relation of Derequisitioning to the Program

During the period 1954-57 there was a close relationship between the construction and derequisitioning programs. A basic occupation policy of the U.S. forces in Germany had been to release requisitioned German properties, both public and private, when they became excess to military needs or could be replaced by comparable facilities.<sup>41</sup> By December 1947

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<sup>38</sup>(1) USAREUR Engr Div Hist Rept, FY 55, p. 137. SECRET (info used UNCLAS). (2) Cmt 2, USAREUR G4 to Hist Div, 19 Apr 58, subj: Review of Draft Monograph. UNCLAS. In Hist Div Docu Br.

<sup>39</sup>Briefing for Maj Gen A. T. McNamara, USAREUR ACofS G4, by Engr Div, 24 Jul 56, p. 4. SECRET (info used UNCLAS). In USAREUR Engr Div Const Br files.

<sup>40</sup>Memo for rec, Brig Gen G. W. Gardes, USAREUR JA, 15 Sep 55, subj: Application of German Law and Administrative Rules to USAREUR Construction. UNCLAS. In USAREUR SGS 600.1 (1955), Vol. II, Item 52.

<sup>41</sup>Ltr, Gen T. T. Handy, CINCEUR, to Hon. G. Bender, Congressman from Ohio, 15 Apr 52, subj: Release of Wagner Hermann Home. UNCLAS. In USAREUR SGS 602 (1952), Vol. I, Item 44A.



more than 81,000 out of a total of about 114,000 properties had been derequisitioned--that is, released--as troops returned to the United States. The emergency situation created by the Berlin Blockade of 1948-49 had reversed the trend temporarily, and the expansion of forces from 1950 to 1953 had increased the need for requisitioned facilities of all kinds, causing the release rate to decline accordingly. Nevertheless, by December 1953 derequisitions had increased to 97,500, and only about 16,500 properties were still being held. Thereafter, and until the Federal Republic of Germany became sovereign, properties were released only if acceptable substitutes were available through construction or purchase.<sup>42</sup>

a. Pressure for Release of Properties. During the same years, and even more so after German sovereignty, USAREUR was under constant pressure for the release of the remaining properties. Pleas, often with political overtones, came not only from German citizens, organizations, and local governments, but to a considerable extent from citizens of the United States and friendly foreign countries. The German appeals usually stressed hardship, the lapse of time since the end of the war, and the impairment of German-American relations. Town and city officials often submitted petitions on behalf of individuals. Groups of property owners formed associations to obtain the release of requisitioned property and forwarded formal resolutions and protests to USAREUR and HICOG headquarters. Particularly difficult to assess were appeals from religious organizations for the release of church-owned property used for secular purposes.<sup>43</sup> Most petitioners were given the standard reply that the properties were still needed for military purposes but would be released as soon as they became surplus to military needs, when the German authorities furnished comparable alternate facilities, or when the properties were replaced by new USAREUR construction.<sup>44</sup>

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<sup>42</sup>(1) Memo, USAREUR ACoFS G4 to CINCUSAREUR, 20 Dec 54, subj: USAREUR Derequisition Policy. UNCLAS. In USAREUR G4 Real Estate Sec Briefings file, Item 64. (2) USAREUR CINC's Wkly Stf Conf, No. 4, 8 Feb 55. SECRET (info used UNCLAS). In USAREUR SGS 337.2 (1955), Item 11.

<sup>43</sup>(1) Ltr, Herr Engelbrecht, Oberbuergermeister Weinheim, to CINC-USAREUR, 10 Jul 53, subj: Release of 56 Requisitioned Houses in Weinheim. (2) Ltr, Rev D. M. Niemoller to Gen C. L. Bolte, CINCUSAREUR, 25 Aug 53, subj: Release of Religious School Property, Frankfurt. (3) Ltr, W. Schmidt to Gen W. M. Hoge, CINCUSAREUR, 1 Oct 54, subj: Release of Home in Wiesbaden. (4) Ltr, Free Association for Legal Protection of Owners of Requisitioned Property to Hq, Wiesbaden Area Command, 1 Feb 55, subj: Proposal for Agreement Between Property Owners and U.S. Forces. All UNCLAS. All in USAREUR SGS 602 (1953), Items 24 & 29; (1954), Item 31; (1955), Item 7.

<sup>44</sup>Ltr, Gen Bolte to H. Tschirner, 8 Sep 53, subj: Release of Family Home. UNCLAS. In file above, (1953), Vol. I, Item 28A.



Frequently American property owners were not discouraged when USAREUR replied that properties were being held because of the military need; many asked members of Congress to intercede with U.S. authorities overseas.<sup>45</sup> Nationals of friendly countries usually made their approaches through official diplomatic channels. For example, the Swiss Consul General asked USAREUR to release properties in the U.S. Zone owned by citizens of Switzerland, alleging that further retention constituted harsh treatment of the nationals of a friendly power.<sup>46</sup> In virtually all such cases the USAREUR reply pointed out that no exceptions could be made because of the nationality of the owners, nor could U.S. or friendly nationals be given preferred treatment.<sup>47</sup>

By contrast, the hardship pleas of German property owners were difficult to resist because many of the petitioners were aged, ill, actually in need, or living in substandard accommodations. In a few cases of demonstrably extreme hardship properties were released. However, beginning with late 1953 USAREUR was able to point out that dwellings were no longer being requisitioned because of the command's desire to improve German-American relations, that the status of all privately owned requisitioned properties was under continuous review, and that through the construction program many additional properties would soon be released. On the other hand, more Deutsche Mark support would be needed to extend the program, and German property owners could accelerate the release of their properties by urging the Federal Government to make more funds available.<sup>48</sup>

b. Appointment of Special Board. In January 1954, at the suggestion and urgent request of the U.S. High Commissioner for Germany, CINCUSAREUR appointed a Board for the Consideration of Extraordinary Releases,

<sup>45</sup>(1) Ltr, Hon. P. H. Douglass, Senator from Illinois, to HICOG, 30 Mar 53, subj: Release of H. G. Gerken Property, Westheim, Germany.  
(2) Ltr, Hon. L. Saltonstall, Senator from Massachusetts, to DA, 3 Feb 54, subj: Release of Property Owned by Col W. K. Boshoff, Bad Nauheim, Germany. Both UNCLAS. Both in file above, (1953), Vol. I, Item 23; (1954), Vol. I, Item 6B.

<sup>46</sup>Ltr, A. Grouter, Swiss Consul Gen in U.S. Zone, to Gen Bolte, 27 Aug 53, subj: Release of Property of Swiss Nationals. UNCLAS. In file above, (1953), Vol. I, Item 30A.

<sup>47</sup>(1) Ltr, TAG to Hon. H. D. Scott, Congressman from Pennsylvania, 8 Apr 54, subj: Information on Dr. Ulmer's Home, Heidelberg, Germany.  
(2) Ltr, CINCUSAREUR to Swiss Consul Gen, 5 Sep 53, subj: Foreign Property. Both UNCLAS. Both in file above, (1954), Vol. I, Item 15; (1953), Vol. I, Item 30A.

<sup>48</sup>(1) Ltr, CINCUSAREUR to H. Tschirner, 8 Sep 53, subj: Release of Parents' Home, Heidelberg. UNCLAS. In file above, (1953), Vol. I, Item 28A. (2) Ltr, TAG to Rep Scott, 8 Apr 54, cited above.  
(3) Memo, USAREUR ACoFS G4 to CofS, 9 Sep 54, subj: Report to DA on Release of Requisitioned Properties, Sonthofen, Bavaria. UNCLAS. In file above, (1954), Vol. I, Item 24.



consisting of the Assistant Chief of Staff, G4, as chairman; representatives of the G1, Civil Affairs, and Engineer Divisions; and a liaison officer designated by HICOG.<sup>49</sup> The board began to operate in March, with its existence revealed on a need-to-know basis only to keep the number of petitions at a minimum. While its primary mission was to make recommendations in humanitarian and hardship cases, with special attention to those deemed unusually meritorious, the board also considered requests for the release of commercial and industrial properties and proposals for specific releases that would be politically advantageous to the United States. It endeavored to follow the general principle of requiring substitutes before properties still needed were released.<sup>50</sup>

#### 9. Adjudication of Claims

The investigation, adjudication, and settlement of a backlog of claims arising from construction projects, some dating from as far back as FY 1951, became a problem of considerable importance during FY 1954. Appeals involving approximately DM 3,610,000 were forwarded to the Engineer Division by area commands in the period 1 January-30 June 1954 alone, and the flow continued. As a result, early in FY 1955 the USAREUR Engineer Division set up a Claims and Appeals Section to reduce the backlog and to review and process future claims. During FY 1955 this section handled 305 claims and 36 appeals, resulting in the allocation of approximately DM 7,131,000 to the area commands for the settlement of claims partially or wholly approved.<sup>51</sup> In addition, a representative of the Engineer Division Construction Branch was made a member of the USAREUR Board of Requisition Demand Appeals, which was established in October 1954 to hear all appeals from decisions of procurement officers. He sat in on cases involving construction.<sup>52</sup> During the third quarter of FY 1956, after almost two years of operation, this board was expanded to permit several panels to hear appeals simultaneously in order that all just claims involving the expenditure of occupation funds might be adjudicated before the expiration of the expenditure period for such funds.<sup>53</sup>

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<sup>49</sup>(1) Ltr, Dr. J. B. Conant, HICOG, to Gen W. M. Hoge, CINCUSAREUR, 23 Dec 53, subj: Release of German Properties. UNCLAS. In USAREUR SGS 600.1 (1953), Vol. I, Item 9A. (2) Ltr, CINCUSAREUR to HICOG, 27 Jan 54, subj: USAREUR Board for Release of Requisitioned Property. UNCLAS. In USAREUR SGS 602 (1954), Vol. I, Item 13.

<sup>50</sup>Ltr, HICOG to CINCUSAREUR, 4 Mar 54, subj: Board for Release of Requisitioned Property. UNCLAS. In USAREUR SGS 602 (1954), Vol. I, Item 13.

<sup>51</sup>USAREUR Engr Div Hist Repts, FY 54, p. 56; and FY 55, pp. 161-62. SECRET (info used UNCLAS).

<sup>52</sup>(1) USAREUR GO 124, 20 Sep 54. (2) USAREUR Proc Cir 21, 21 Sep 54, subj: USAREUR Board of Requisition Demands. Both UNCLAS.

<sup>53</sup>USAREUR CINC's Wkly Stf Conf, No. 10, 11 Apr 56, p. 5. SECRET (info used UNCLAS). In USAREUR Hist Div Docu Br.



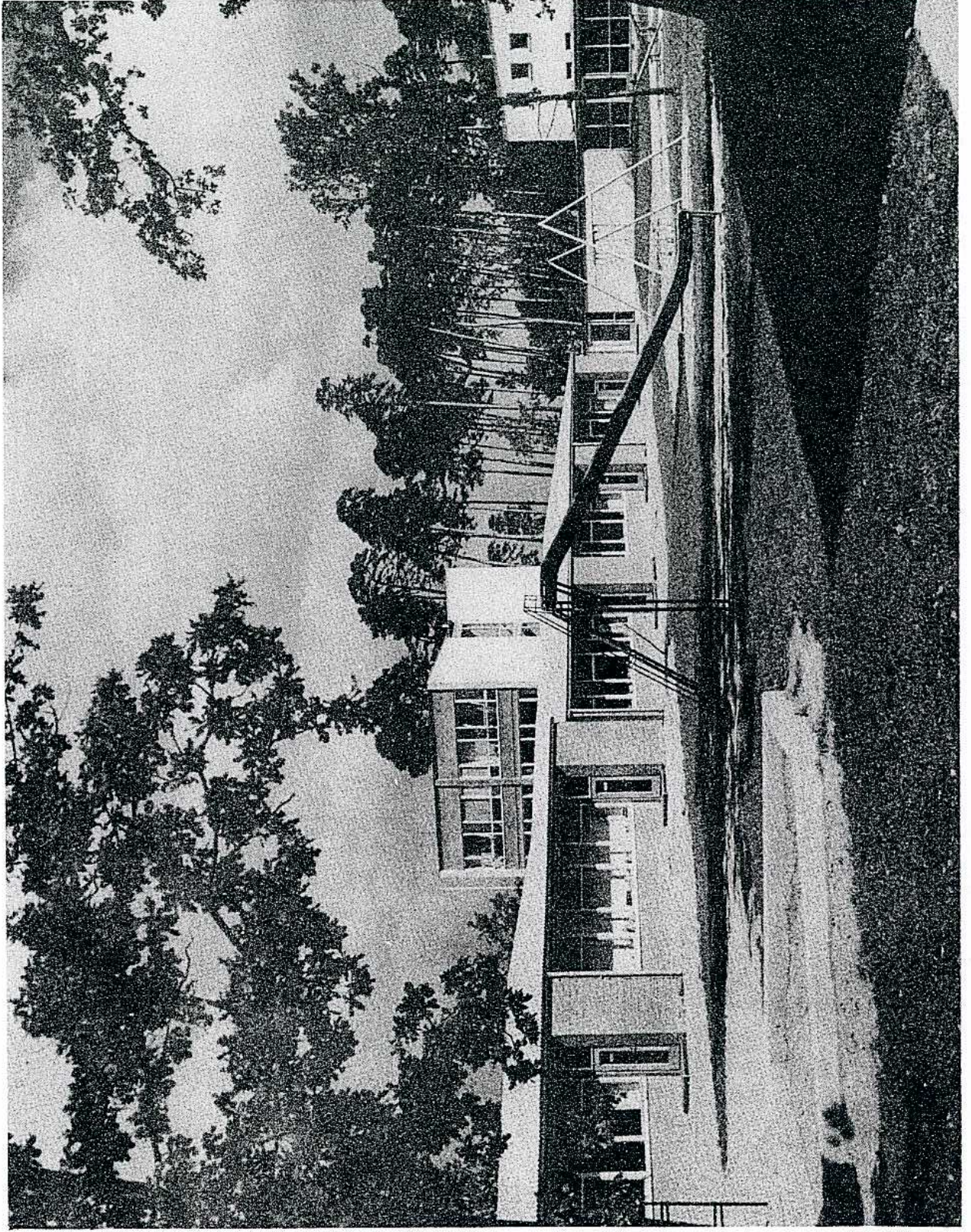
Claims arising against U.S. Forces subsequent to 5 May 1955 were handled by the German Federal Republic.<sup>54</sup>

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<sup>54</sup>(1) Bonn Conventions on the Termination of the Occupation Regime in the Federal Republic of Germany, 5 May 55. UNCLAS. (2) USAREUR Engr Div Hist Rept, FY 55, p. 171. SECRET (info used UNCLAS).







Play Area of the Dependents Elementary School at Munich





## CHAPTER 3

### Programming

Fiscal Year 1954 was the first year for which Deutsche Mark-supported construction was programmed on the U.S. fiscal year (USFY) basis. Previously the German fiscal year (GFY), 1 April through 31 March, had been used. To facilitate the correlation of American and German construction accounts within the framework of the U.S. budget system, the German fiscal year 1953 was assumed to have been a 15-month year ending on 30 June 1953.<sup>1</sup>

#### 10. The FY 1954 Program

a. Initial Program. Programming for FY 1954 got under way slowly because information about fund availability was inconclusive. Not until the third quarter of FY 1953 was the USAREUR Logistical Planning Board able to submit an initial proposal. The program, which did not include Berlin, totaled DM 119,194,740 (\$28,379,700)--only a fraction of the expenditure for any previous year<sup>2</sup>--and was forwarded to the Department of the Army on 3 June 1953 in two categories. Category I, totaling DM 49,856,940 (\$11,870,700), consisted of projects considered so essential that they would have to be built with dollar funds if no Deutsche Marks were available. Category II, totaling DM 69,337,800 (\$16,509,000), consisted of less essential projects, for approval only if their construction would involve no dollar

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<sup>1</sup>DM Const Prog, 54, Pt. I. UNCLAS.

<sup>2</sup>For GFY 1951 the program totaled the Deutsche Mark equivalent of \$149,807,000; for GFY 1952, \$254,822,000; and for GFY and USFY 1953 (1 Apr 52-30 Jun 53), \$208,124,000.



expenditures. Although heavy emphasis was to be placed upon dependent housing and support, family housing requirements were not included in this initial program; they were to be included in a final program as soon as the command could determine the extent to which critical needs might be met without new construction.<sup>3</sup>

Category I was approved by the Department of the Army in August 1953, although it was subsequently reduced to DM 40,219,000 (\$9,576,000) by departmental and USAREUR action.<sup>4</sup>

b. Memorandum of Understanding. In September 1953, while the command was formulating family housing requirements, Brig. Gen. W. A. Carter, representing the Army Assistant Chief of Staff, G4, visited Heidelberg to give on-the-spot assistance and to expedite the programming. With his approval, the scope of the initial program was broadened through a Memorandum of Understanding<sup>5</sup> between the USAREUR Assistant Chief of Staff, G-4, and the Office of the Comptroller, which provided a basis for getting USAREUR-approved projects under way without awaiting their review and approval by the Department of the Army. Specifically, it authorized the construction of 6,000 new family housing units; dependents' support facilities, at an estimated cost of DM 40 million (\$9,524,000); and facilities of other kinds to cost approximately DM 30 million (\$7,143,000).<sup>6</sup> A detailed program was to be submitted to the Department of the Army as soon as possible.

c. Revised Program. No Deutsche Mark funds, even though available, could be obligated--that is, definitely reserved for a specific project--until the project was ready to be contracted for, sometimes several months after it was programmed. This considerable time lag between fund availability and obligation had been of great concern to the command during the first three years of the construction program, since it had led to controversy between U.S. and German agencies concerning the carryover of unobligated and unexpended funds from one period to another.<sup>7</sup> Thus, when it seemed in October 1953 that approximately DM 421,000,000 (\$100,238,095) would be available for construction, and that all of it would have to be obligated before 31 December 1953, the program for FY 1954 was immediately expanded and completely revised; at the same time a tentative program for FY 1955 was prepared. Projects considered certain

<sup>3</sup>Ltr, USAREUR CofS to ACoS G4, 3 Jun 53, subj: USAREUR FY 1954 Construction Program for Germany. UNCLAS. In USAREUR G4 Instl Br file (1953), Vol. X, Item 36.

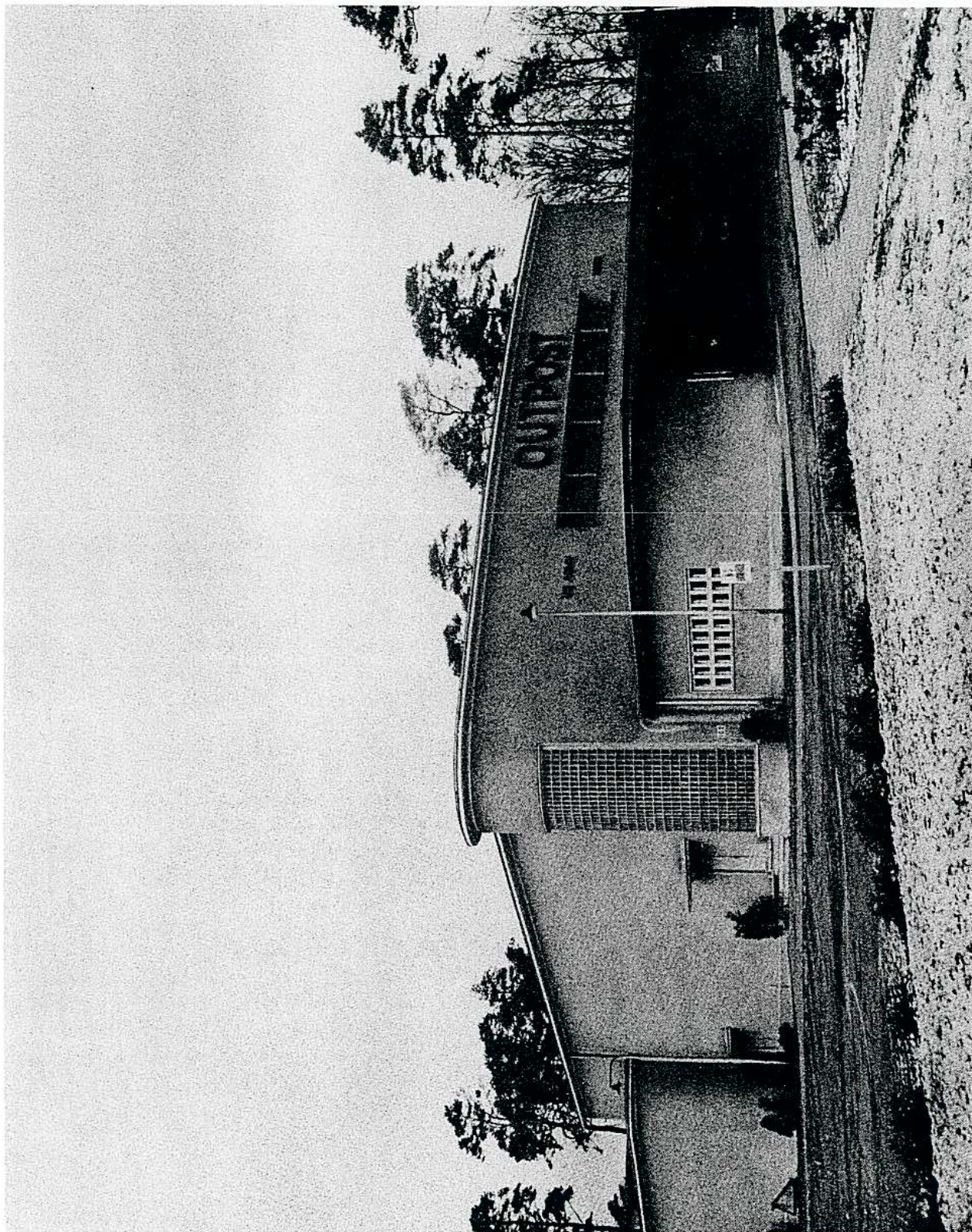
<sup>4</sup>C/N 1, USAREUR G4 to Engr, 10 Aug 53, subj: FY 1954 Construction Program, Germany. UNCLAS. In file above, Vol. XI, Item 89.

<sup>5</sup>Memorandum of Understanding, USAREUR, 26 Sep 53. UNCLAS. In USAREUR G4 Cen files 600.1 (1953), Vol. V, Item 37.

<sup>6</sup>Memo for rec, Lt Col D. B. Dickson, C/USAREUR G4 Proj Sec, n.d., subj: FY 54 DM Construction Program. UNCLAS. In G4 Instl Br Stayback file (1953), Vol. XIII, Item 17 atchd.

<sup>7</sup>Army Const Prog 50-53, pp. 156-57. SECRET (info used UNCLAS).





The Outpost Army Theater, Berlin

AGL (1) 5-58-150-05559







to reach the obligation stage before 31 December 1953 were placed in the program for FY 1954. Remaining projects were listed in the program for FY 1955 in order of urgency and according to dates on which the obligation of funds, if made available, could be anticipated. Projects might be shifted from one program to the other according to the dates on which they actually did or did not reach the fund-obligation stage and the extent to which additional funds became available. Estimated construction costs of the two programs were as follows:<sup>8</sup>

	<u>FY 1954</u>	<u>Provisional FY 1955</u>
<u>Total</u>	(DM 420,701,996)	(DM 375,085,196)
<u>Dollar Equivalent</u>	\$ 100,167,142	\$ 89,305,999
Family housing	83,657,142	67,191,999
Other	16,510,000	22,114,000

In November the Department of the Army approved both programs and authorized the shifting of projects from one list to the other.<sup>9</sup> When West German sovereignty had not been achieved by January 1954 the financial conventions between West Germany and the occupying powers were renewed, and more Deutsche Mark funds were made available. Consequently, the provisional FY 1955 program was added to the program for FY 1954, increasing it to DM 795,787,192 (\$189,473,141).<sup>10</sup>

d. Supplemental Program. The additional funds made available in January 1954 also enabled the command, at a later date, to plan more family and BOQ housing, thereby increasing the over-all program for FY 1954 to DM 990,851,400 (\$235,917,000).<sup>11</sup>

<sup>8</sup>(1) C/N 1, USAREUR Engr to CofS, 23 Nov 53, subj: Units in Phases I and II, FY 1954 Construction Program. (2) Ltr, CINCUSAREUR to DA for ACofS G4, 14 Nov 53, subj: USAREUR FY 1955 Construction Program, Germany. Both UNCLAS. Both in USAREUR SGS 600.1 (1953), Vol. II, Item 50 atchd, and Vol. III, Item 80C atchd.

<sup>9</sup>Cable DA-953087, CofSA from ACofS G4 to CINCUSAREUR, 20 Nov 53. CONF (info used UNCLAS). In file above, Vol. II, Item 50A atchd.

<sup>10</sup>(1) DM Const Prog, 54, Pt. III. (2) Memo for rec, Lt Col Dickson, cited above. (3) Ltr, USAREUR to DA, 14 Nov 53, subj: USAREUR FY 1955 Construction Program, Germany. UNCLAS. In USAREUR G4 Instl Br file (1953), Vol. XIII, Item 21.

<sup>11</sup>(1) DM Const Prog, 54, Pts. III, IV, X. UNCLAS. (2) Memo, USAREUR ACofS G4 to CINCUSAREUR, 26 Apr 54, subj: G4 Comments for Wkly CINC Conf, 27 Apr 54. UNCLAS. In USAREUR SGS 377/2 (1954), Vol. I, Item 11.



e. Further Developments and Final Program. Prospects were not yet entirely firm, however. On 1 January 1954 the Department of the Army prohibited the further obligation of funds to new construction projects, even if funds were available. Moreover, USAREUR was required to obtain specific approval for the unobligated portions of the FY 1954 program.<sup>12</sup> Although the restriction on fund obligation was relaxed gradually, on 6 April the Department of Defense set a ceiling of DM 910,761,000 on the program. USAREUR absorbed this reduction of approximately DM 80 million by deferring a large number of family and BOQ units. Three weeks later, however, the ceiling was raised to DM 1,047,152,400 (\$249,322,000). On 30 June 1954 the program, again revised, totalled DM 993,848,600 (\$236,630,000).<sup>13</sup>

f. Cost of Program. The estimated cost of the program for FY 1954 was something more than a billion Deutsche Marks.<sup>14</sup>

	<u>Total</u>	<u>DM 1,069,300,600</u>	<u>\$ 254,595,380</u>
Family housing	DM	818,092,800	\$ 194,784,000
Troop support facilities		144,992,400	34,522,000
Troop housing		63,756,000	15,180,000
Depots		17,459,400	4,157,000
For modifications, claims, and other increased costs		25,000,000	5,952,380

# 11. The FY 1955 Program

a. Its Basis. The need for additional training and operational facilities, depots, troop and dependents' housing, and community support installations continued into FY 1955. Construction plans for the year contemplated the completion of projects previously authorized but not developed and the construction of other facilities for which a need had

<sup>12</sup>(1) Memo, USAREUR G4 to CINCUSAREUR, 8 Feb 54, subj: G4 Comments for the Wkly CINC Conf, 16 Feb 54. UNCLAS. In USAREUR SGS 337/1 (1954), Item 6. (2) USAREUR G4 Cmts for CINCUSAREUR's Mthly Amb-Comdr's Conf, 5 Mar 54, subj: Dependent Housing in Germany. UNCLAS. In file above, B/P 2. (3) IRS, USAREUR Engr to CofS, 18 May 54, subj: Construction Program. UNCLAS. In USAREUR SGS 600.1 (1954), Vol. I, Item 9A atchd.

<sup>13</sup>(1) Memo, USAREUR G4 to CINCUSAREUR, 26 Apr 54, cited above. (2) USAREUR Engr Div, Line Item Status Rept, FY 54 USAREUR DM Military Construction Program, w/changes to 30 Jun 54, p. 1. UNCLAS. In USAREUR Hist Div Docu Br.

<sup>14</sup>Chart, 31 Mar 57, subj: Status of FY 1954 MCA DM Program, Germany (excluding Berlin). UNCLAS. In USAREUR Engr Div Const Br.



arisen. Special emphasis was to be placed upon facilities for tactical units, underground storage sites, and dispersed operations designed to reduce to a minimum the vulnerability of U.S. installations to air attack. In addition, the program reflected the command's desire to release the maximum number of requisitioned properties, especially those that were very expensive or politically sensitive.<sup>15</sup>

b. Initial Program. Deutsche Mark support for FY 1955 was estimated early in the year at DM 577,818,082 (\$157,575,735),<sup>16</sup> a little more than half that for FY 1954. Identifiable Deutsche Mark construction needs for the year were listed by the USAREUR Construction Programming Board at DM 985,920,600 (\$234,743,000). Therefore, repeating the previous year's practice, the board formulated two programs--one for FY 1955, which included unobligated FY 1954 projects and highly essential additions, and the other for FY 1956, consisting of projects that might be deferred until then. Both were subject to the availability of funds; if sufficient Deutsche Mark support were forthcoming, the deferred projects would be incorporated into the program for FY 1955. The FY 1955 program thus drawn up totalled DM 823,380,600 (\$196,043,000) and the deferred portion--the tentative FY 1956 program--approximated DM 162,540,000 (\$38,700,000). If Deutsche Mark support were ended or substantially reduced before the program was completed, dollar funds would be requested for its completion.<sup>17</sup>

This program was submitted to the Department of the Army in two increments. The first, totalling DM 438,131,400 (\$104,317,000), was approved by the Department on 3 November 1954. Most of the second increment, covering the remainder, was also approved, but the Department warned that if Deutsche Mark funds did not become available there was no likelihood that dollar funds would.<sup>18</sup>

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<sup>15</sup>(1) USAREUR Engr Div Hist Rept, FY 55, p. 141. SECRET (info used UNCLAS). (2) Memo, Maj W. D. Nold, USAREUR G4 Instl Br, to G4 Fiscal Rqr Off, 15 Jul 54, subj: FY 1955 and 1956 DM Construction Programs, Germany. UNCLAS. In USAREUR G4 Cen files 600.1 (1954), Item 70.

<sup>16</sup>Memo, USAREUR ACofS G4 to CofS, 8 Jul 54, subj: Construction in Germany During FY 55. UNCLAS. In USAREUR SGS 600.1 (1954), Vol. II, Item 38A atchd.

<sup>17</sup>USAREUR ltr, 14 Dec 54, subj: FY 1955 USAREUR DM Military Construction Program, Army. UNCLAS. In file above.

<sup>18</sup>Memo, USAREUR ACofS G4 to CofS, 4 Jan 56, subj: FY 1955 USAREUR DM Construction Program. UNCLAS. In USAREUR G4 Cen files 600.12 (1955), Vol. I.

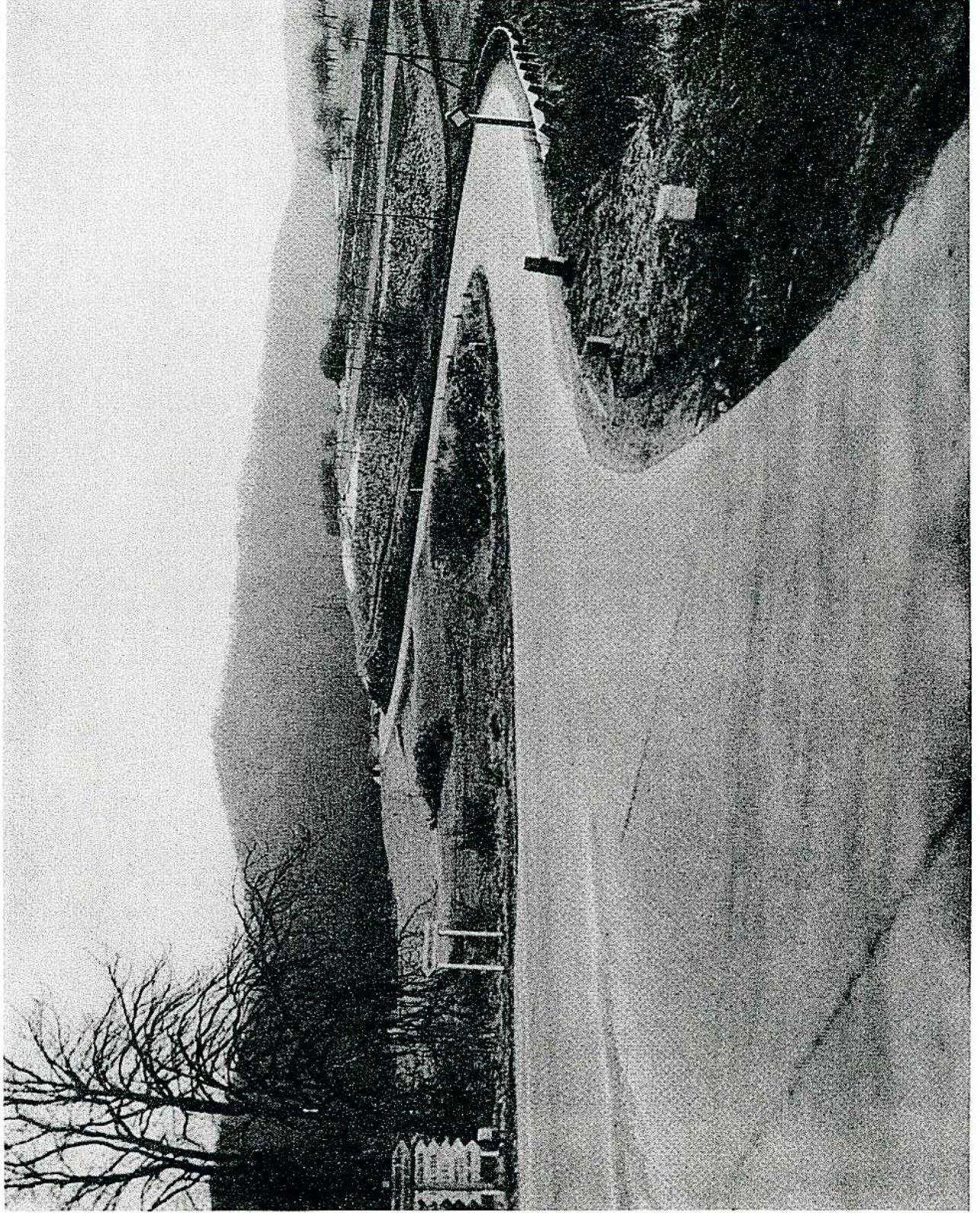


c. Priority Listing. The USAREUR Construction Programming Board listed the FY 1955 projects in 13 priority groupings, as follows:<sup>19</sup>

<u>Priority</u>	<u>Description</u>	<u>Estimated Cost</u>
	<u>Total</u>	<u>\$ 196,043,000</u>
1.	Facilities for combat operations, ammunition storage, military highway net, POL pipeline, and accommodations for unit relocations.	58,359,000
2.	Dispersion and protection of depots and storage points having a continuing mission in event of hostilities.	19,786,000
3.	Dispersion and protection of hospitals having a continuing mission in event of hostilities.	25,000
4.	Facilities in training areas, including ranges and tank trails.	7,435,000
5.	Projects to permit the release of rented requisitioned property, including chlorination and housing installations.	68,443,000
6.	Troop facilities, barracks, messes; supply and administration, motor vehicle, and maintenance facilities; facilities for light aircraft.	13,525,000
7.	Class II depot facilities, such as warehouses, maintenance shops, and other normal depot facilities.	3,162,000
8.	Class I depot facilities, such as area command and installation warehouses, maintenance shops, and other normal depot facilities.	19,242,000
9.	Community support facilities, including commissaries and dependents' schools.	2,795,000
10.	Commercial facilities for troops; theaters, chapels, NCO and service clubs, and officers' messes; troop PX and athletic facilities.	2,615,000
11.	Commercial facilities for dependents, including shopping centers, QM retail gas outlets, and community activity facilities.	656,000

<sup>19</sup>USAREUR Engr Div Hist Rept, FY 55, p. 142. SECRET (info used UNCLAS).





This tank trail near Baumholder is wider than the usual German road and is used for both military and civilian traffic







<u>Priority</u>	<u>Description</u>	<u>Estimated Cost</u>
12.	Tone-down painting of installations without a continuing mission in event of hostilities.	- -
13.	Recreation facilities, such as swimming pools and golf courses.	- -

This listing was in distinct contrast to that of FY 1954, when family housing had first priority and troop housing, second. Both planning and construction were to be undertaken in priority sequence, whenever this could be achieved without delaying the orderly obligation of funds. In practice, the program changed virtually from month to month, and the final version that actually was executed did not follow the original priority schedule very closely.

d. Execution Program. In December 1954 the Department of the Army warned USAREUR again that no dollar funds whatsoever would be available for construction. Maximum construction effort was therefore to be made while Deutsche Mark funds were still available. In January 1955 the USAREUR Comptroller increased his estimate of funds available for construction during the year. Meanwhile, the active FY 1955 program had been increased to DM 881,273,800 (\$209,589,000), while the deferred portion had dropped to DM 159,335,800 (\$35,799,000).<sup>20</sup> The Construction Programming Board therefore developed a so-called Execution Program, FY 1955, listing essential projects as follows:

	<u>Total</u>	<u>DM 1,091,836,200</u>	<u>\$ 259,963,000</u>
FY 1955 and deferred FY 1954 projects	880,273,800	209,589,000	
Real estate conversion program	124,710,600	29,693,000	
Special project for German Army	4,002,600	953,000	
Modifications, claims, etc.	82,849,200	19,728,000	

Projects were to be accomplished as far as possible in a newly listed priority order, governed by the availability of funds. At least 50 percent of the projects unobligated as of 14 January 1955 were to be awarded to the German Governmental Construction Agency.

The real estate listed for conversion consisted of 38 requisitioned properties that were recommended for purchase by the West German Government for subsequent rent-free use by U.S. forces. Since the amount budgeted for this purpose represented the cost of replacing the facilities

<sup>20</sup>USAREUR CINC's Wkly Stf Conf, No. 3, 25 Jan 55, p. 5. SECRET (info used UNCLAS).



with new construction, the purchase prices negotiated were expected to be considerably lower.<sup>21</sup>

e. Emergency Additions. In February 1955 changes in operational planning and the scheduled relocation of several troop units created an unanticipated requirement for four urgently needed projects that could not be deferred to a later program.<sup>22</sup> The 4 projects, totaling approximately DM 3,011,400 (\$717,000), were troop support facilities for the Army Security Agency (ASA) near Frankfurt, security facilities for newly assigned 280-mm gun battalions, basic load facilities for 3 Honest John missile units, and housing for the Counter Intelligence Corps (CIC) Central Registry. Since they had to be built from available Deutsche Mark funds, construction plans had to be completed in time to permit the obligation of funds before West Germany became sovereign. The Department of the Army approved the projects as an addition to the program for FY 1955.<sup>23</sup>

f. Final Program. As finally worked out, the actual program for FY 1955 was considerably smaller than the Execution Program that had been developed. During the first six months of the year a number of high-priority projects, chiefly those for ammunition storage, had to be cancelled because the necessary land could not be secured.<sup>24</sup> Later, when increasing costs of material and labor made it uncertain that all the scheduled projects could be completed from available FY 1955 funds, a number of low-priority items had to be cancelled in favor of projects with higher priorities. Altogether, 70 projects totaling DM 56,700,000 (\$13,500,000), were delayed. Some of them, principally theaters and EES facilities, were cancelled or deferred after further analysis.<sup>25</sup> Thus, as of 31 March 1957 the estimated cost of the FY 1955 program totaled DM 609,132,777 (\$145,031,612), distributed as follows:<sup>26</sup>

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<sup>21</sup>USAREUR Engr Div, USAREUR DM Mil Const Prog, Army, Execution Prog (authorized by Hq, USAREUR, Jan 55), Pt. II. OFLUSE (info used UNCLAS). In USAREUR Hist Div Docu Br.

<sup>22</sup>Ltr, CINCUSAREUR to TAG for Dep LOG, 10 Feb 55, subj: Request for Approval of New Construction Projects. UNCLAS. In USAREUR SGS 600.1 (1955), Vol. I, Item 13A atchd.

<sup>23</sup>Intvw, Mr. J. R. Moenk, USAREUR Hist Div, with Capt E. J. Fuller, G4 Instl Br, 19 Aug 55. UNCLAS.

<sup>24</sup>USAREUR CINC's Wkly Stf Conf, No. 3, 25 Jan 55, p. 5. SECRET (info used UNCLAS).

<sup>25</sup>(1) USAREUR CINC's Wkly Stf Conf, No. 21, 30 Aug 55, p. 4. SECRET (info used UNCLAS). (2) Draft, USAREUR Engr Div Hist Rept, FY 57, "Construction" chapter, p. 5. UNCLAS. In USAREUR Engr Div Repts file.

<sup>26</sup>Chart, 31 Mar 57, subj: Status of FY 1955 MCA DM Program, Germany (excluding Berlin). UNCLAS. In USAREUR Engr Div Const Br.





High school building, Vogelweh housing area, Kaiserslautern







	<u>Total</u>	<u>DM 609,132,777</u>	<u>\$ 145,031,612</u>
Troop support facilities		250,108,377	59,549,612
Family housing		250,097,400	59,547,000
Depots		97,818,000	23,290,000
Troop housing		11,109,000	2,645,000

## 12. The FY 1956 Program

Because of drastic reductions in Deutsche Mark availability and the unpredictability of its continuation, for FY 1956 USAREUR submitted a dollar construction budget for Germany totaling \$2,592,000. Covering emergency projects only, it included \$1,622,000 for training facilities, maintenance facilities, and some troop housing for the gyroscoping 11th Airborne and 3d Armored Divisions; \$890,000 for an air transportation processing center at Rhein-Main Airbase, which would permit the release of several requisitioned hotels in Frankfurt when completed; and \$80,000 for repairing range roads in the Baumholder area. However, the program reached Washington too late for inclusion in the Department of the Army budget and was therefore returned for implementation with such funds, Deutsche Mark or otherwise, as might become available in the command.<sup>27</sup> Defense support funds were allotted to cover the major portion of the cost; some of the construction was charged against installation repairs and utilities (R&U) dollar funds, and Seventh Army contributed some surplus training funds.<sup>28</sup>

## 13. The FY 1957 Program

The USAREUR military construction program for FY 1957 did not provide for any Deutsche Mark-financed projects not previously listed. However, it did include a number of minor training facility and troop housing items that had been deferred from previous programs and were still considered essential and accomplishable with Deutsche Mark funds made available through reprogramming and deobligations. It was expected that the completion of these items by the end of FY 1958 would conclude

<sup>27</sup>(1) Ltr, CINCUSAREUR to DA thru Dep USCINCEUR, 11 Jun 55, subj: Submission of FY 1956 Construction Program for Germany. UNCLAS. In USAREUR G4 Instl Br file (1955), Vol. I. (2) Prog 13, USAREUR Const Prog, FY 56, Schedule 13-3, 1 Jul 55. UNCLAS. (3) USAREUR Engr Div Hist Repts, FY 55, p. 146; and FY 56, p. 26. SECRET (info used UNCLAS). (4) USAREUR Ann Hist Rept, FY 56, p. 285. SECRET (info used UNCLAS).

<sup>28</sup>(1) USAREUR CINC's Wkly Stf Conf, No. 1, 4 Jan 55, p. 6. SECRET (info used UNCLAS). (2) USAREUR Prog Progress Repts, FY 56, 3d Qtr, p. 13-18. UNCLAS. (3) USAREUR Engr Div Hist Rept, FY 56, p. 26. SECRET (info used UNCLAS).



Deutsche Mark-financed construction, unless the projected strength and disposition of U.S. military forces in Germany created additional requirements.<sup>29</sup>

14. Berlin Command Programs, FY's 1954-57

Deutsche Mark funds for construction in the Berlin Command, known as Berlin Magistrate Funds, were administered separately from those allotted by the Federal Republic of Germany but were subject to the same scrutiny by U.S. agencies responsible for construction. Up to FY 1954 Berlin's requirements--consisting chiefly of dependents' school facilities, a theater, and a small amount of housing--had been included, with special identification, in the general program. Thereafter, however, expanded requirements and increased availability of funds made a separate program for Berlin advisable.<sup>30</sup>

The Berlin program submitted to the Department of the Army for FY 1954 consisted principally of 276 family-type and 72 BOQ units, at an estimated cost of DM 19,067,198 (\$4,539,809).<sup>31</sup> Upon their completion the command planned to release 104 residences and 36 apartment houses containing 190 apartments.<sup>32</sup>

The FY 1955 program, budgeted for about DM 11 million, consisted of 78 family housing and 144 BOQ units, a 70-man transient BOQ, and a central heating plant.<sup>33</sup> A two-year alternate housing program, under which the Berlin authorities were to build 48 units for the U.S. forces, was also begun in FY 1955.<sup>34</sup> In addition, HICOG made DM 10 million in surplus State Department funds available to USAREUR for obligation to the Federal Republic of Germany for the purchase of 169 requisitioned dwellings in Berlin. These houses were to serve as residences for senior

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<sup>29</sup>(1) Prog 11, USAREUR Const Prog, FY 57, p. 7. UNCLAS. (2) Prog 11, USAREUR Const Prog, FY 58, p. 1. CONF (info used UNCLAS).

<sup>30</sup>DM Const Prog, 54, Pt. IV. UNCLAS.

<sup>31</sup>(1) Memo, Lt Col C. M. Duke, C/USAREUR G4 Instl Br, to Brig Gen F. A. Henning, USAREUR ACofS G4, 6 Nov 53. UNCLAS. In USAREUR G4 Instl Br Stayback file (1953), Vol. XIII, Item 12. (2) USAREUR Ann Hist Rept, 1 Jan 53-30 Jun 54, pp. 268-69. SECRET (info used UNCLAS).

<sup>32</sup>Berlin Comd Hist Rept, 1 Jan 53-30 Jun 54, pp. 141-42. SECRET (info used UNCLAS).

<sup>33</sup>(1) Berlin Comd Hist Repts, FY 55, pp. 141-43; and FY 56, p. 156. (2) USAREUR Ann Hist Rept, FY 55, p. 145. Both SECRET (info used UNCLAS).

<sup>34</sup>(1) Ltr, Fed Min of Fin to CINCUSAREUR, 12 Apr 54, subj: Second Program for Construction of Replacement Housing for USAREUR--U.S. Sector, Berlin. (2) Ltr, CINCUSAREUR to HICOG, 14 May 54, subj: Acceptance of German Alternate Housing Program for U.S. Sector. Both UNCLAS. Both in USAREUR SGS 600.1 (1954), Item 9A.





American community chapel, Berlin

AGL (1) 5-58-150-65559







officers and large families, thus alleviating, to some extent, the necessity of procuring land.<sup>35</sup>

Since the accession of the Federal Republic of Germany to sovereignty did not change the occupied status of Berlin, programming for Deutsche Mark-funded construction in that city was not affected. The principal item in the program for FY 1956, involving DM 12 million (about \$2,857,000), was the erection of 69 new senior officers' houses and a central heating plant. Under an agreement between the Commanding General, Berlin Command, and the Berlin Senator for Finances this construction was to be undertaken by the German Construction Agency, Berlin, although the Berlin Command Engineer was to be responsible for the design and final inspection of the buildings. The program also provided for the Federal Republic of Germany to purchase, for DM 4,161,000 (about \$991,000), 55 additional residential properties for the use and occupancy of U.S. officials in Berlin. It was estimated that the purchase of these properties would save the command over DM 300,000 (about \$71,430) in rental fees annually.<sup>36</sup>

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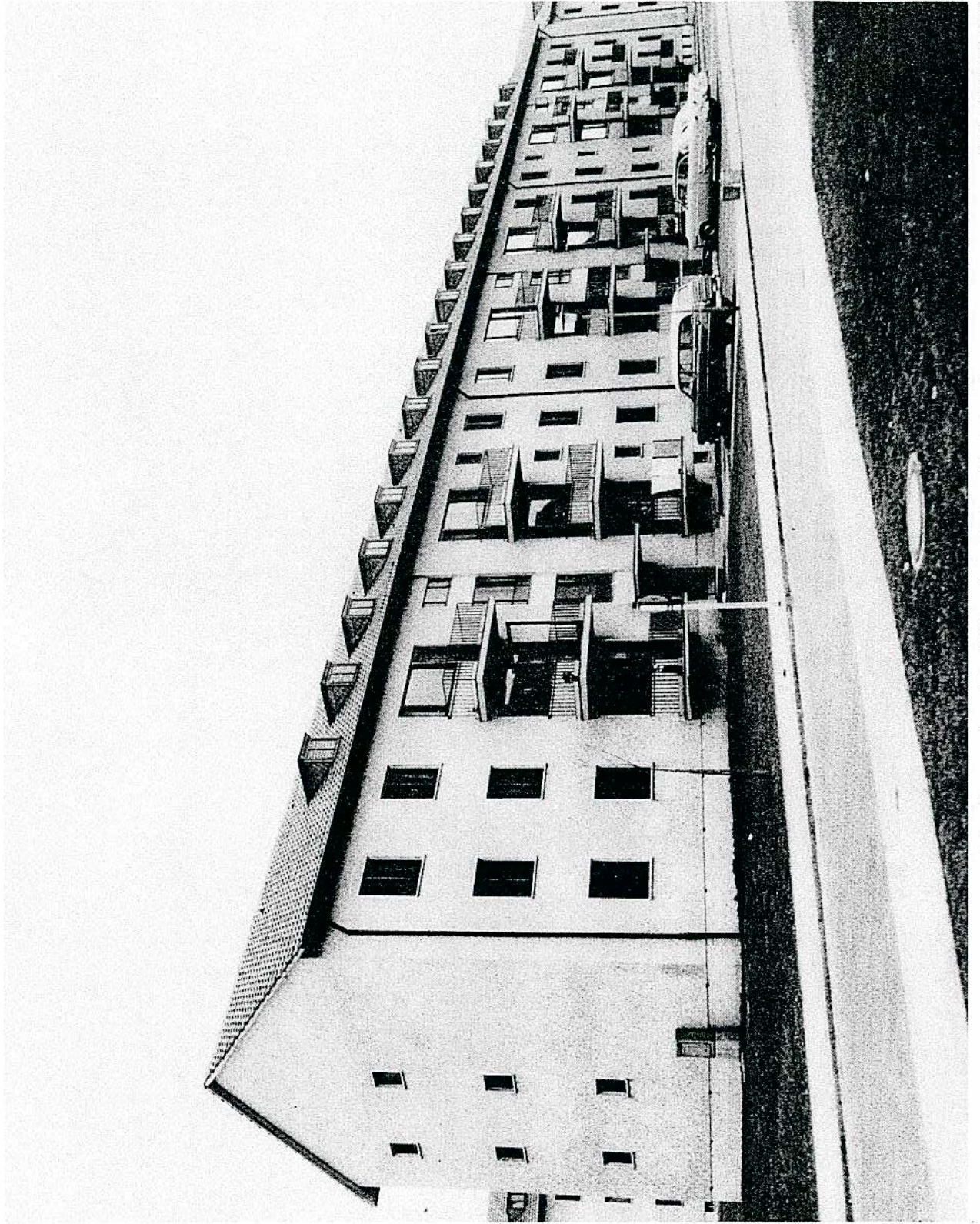
<sup>35</sup>(1) Cable SC-22901, USAREUR to DA, 8 Nov 54. (2) Cable DA-972102, DA to CINCUSAREUR, 3 Dec 54. Both UNCLAS. Both in USAREUR SGS 112 (1954), Vol. II, Item 36A atchd.

<sup>36</sup>Berlin Comd Hist Rept, FY 56, pp. 159-61. SECRET (info used UNCLAS).









18-family apartment building, type V-A, with balconies







## CHAPTER 4

### Housing Construction

Family and BOQ housing constituted the largest and most extensive segment of construction during the period covered by this review. Troop housing, though comparatively not a large item, also had to be built in specific localities because of tactical requirements.

#### 15. Family Housing

By October 1953 the original 3-year housing construction program, providing for about 18,500 new family units, was virtually completed,<sup>1</sup> and a new program for FY 1954--initiated by General C. L. Bolte, CINC-USAREUR, in early August 1953--was under way.

The new program was designed to fill all anticipated USAREUR requirements: by early 1955, to permit all dependents who were authorized government quarters to travel to their stations in Germany concurrently with their sponsors; and, as a long-range objective, to enable the command to release all except a few requisitioned dwellings. Initially the number of rent-free units made available through the program was to equal 105 percent of the estimated number of sponsors. The extra 5 percent was to consist of retained requisitioned housing, selected according to need, economy, and location, and with due attention to political factors. Included would be 29 specially designated "position" houses. These would be purchased from their owners by the German Government for use as rent-free residences for general officers--such as commanders of divisions or larger units, or those serving in top-level positions at .

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<sup>1</sup>(1) USAREUR Mthly Rev of Log Actvs, Oct 53, p. 35. SECRET (info used UNCLAS). (2) For details, see Army Const Prog 50-53, pp. 77-83. SECRET (this cross-reference UNCLAS).



USAREUR headquarters--who would have to entertain American, German and foreign officials frequently.<sup>2</sup> Some of the other housing retained under requisition, but not purchased, would be used as homes for other high-ranking officers, civilians of equivalent grade, personnel with large families, and personnel at small or remote stations. The rest would provide for temporary overstrengths caused by irregular sea and air transport, such situations as the arrival of replacement personnel and their families before the departure of incumbents, and the occasional need for major repair and painting of quarters between occupancies.<sup>3</sup>

As of 31 July 1953 the USAREUR family housing requirement for Army, Navy, and Air Force personnel totaled 42,900 units, of which 36,000 would be for the Army. It was predicted that the requirement would increase to 45,000 by October 1953 and would remain constant at about 46,000 after April 1954.<sup>4</sup> To meet this requirement, 36,000 units in all categories--requisitioned, confiscated, and newly constructed--were listed as available. However, about 3,800 of these were not really available, either because they were being used as transient quarters, BOQ's, offices, or other administrative facilities, or because they were not properly located.<sup>5</sup> Thus approximately 32,200 units were actually available as family housing. Moreover, it could not be expected that much, if any, requisitioned housing would be retained permanently, since the Federal Republic of Germany desired to place a definite limit upon the length of time that requisitioned properties would remain available. Even though the command planned to retain between 2,300 and 2,500 such dwellings indefinitely, a minimum of 25,000 new units would have to be provided through construction, lease, or purchase, and the final number

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<sup>2</sup>(1) Memo, CO HACOM to USAREUR DCS Admin, 30 Nov 54, subj: List of Housing for General Officers to be Retained by USAREUR. UNCLAS. In USAREUR SGS 602 (1954), Vol. II, Item 34A. (2) Ltr, USAREUR ACofS G4 to DCS Ops, 18 Feb 55, subj: Position Housing Program. UNCLAS. In USAREUR SGS 601 (1955), Vol. I, Item 7.

<sup>3</sup>(1) C/N 1, USAREUR ACofS G4 to G1, 7 Aug 53, subj: FY 1954 Housing Construction, Germany. (2) C/N 1, USAREUR ACofS G4 to CofS, 18 Aug 54, subj: Dependent Housing Construction, FY 1954. Both UNCLAS. Both in G4 Cen files 600.1 (1953), Vol. IV, Items 34, 63 atchd. (3) USAREUR Engr Div Hist Rept, Jan-Jun 54, p. 46. SECRET (info used UNCLAS). (4) USAREUR Mthly Revs of Log Actvs, Aug 53, p. 35; and Sep 54, p. 7. SECRET (info used UNCLAS).

<sup>4</sup>A later estimate in connection with the FY 1954 program was that full implementation of the concurrent travel policy would raise the requirement to 49,500 units. Subsequent increases in requirements have raised this figure to about 54,000 as of the date of publication of this report.

<sup>5</sup>(1) USAREUR Mthly Revs of Log Actvs, Jul 53, p. 30; and Aug 53, p. 30. SECRET (info used UNCLAS). (2) USAREUR Mthly Stat Rept, Aug 53, pp. 65-66. CONF (info used UNCLAS). (3) A dwelling was considered to be properly located if it was at the station of the organizational unit to which its occupant was assigned for duty.





18-family apartment building, type V-C

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would undoubtedly run much higher.<sup>6</sup>

a. The Eight-Phase Program. The family housing construction program for FY 1954, as first sent to Washington and approved by the Department of the Army, provided for 20,502 units for the Army and 2,700 for the Air Force. It was divided into eight phases for execution as funds became available, as follows:<sup>7</sup>

<u>Phases</u>	<u>Total</u>	<u>Army</u> 20,502	<u>Air Force</u> 2,700
I		3,978	600
II		3,006	414
III		1,800	234
IV		1,602	216
V		1,314	216
VI		2,052	234
VII		2,052	288
VIII		4,698	498

It was thought that the completion of Phases I-V, together with the retention of requisitioned housing as required, would achieve the concurrent travel objective and that the completion of Phases VI-VIII would permit the release of all requisitioned dwellings except the few still to be retained for special purposes.<sup>8</sup> The cost of the Army portion of the program was estimated at the Deutsche Mark equivalent of \$195.5 million, and the Air Force portion, \$25.7 million.

In August 1953 funds were available for Phase I. Funds for Phase II became available in September, and for the other phases at intervals of a month or more as ratification of the Bonn Conventions continued to be delayed. However, Phases I-V were not approved in Washington until 17 December 1953. As a result, the original schedule, which had called for their completion by December 1954, had to be revised. Most of the

<sup>6</sup>(1) USAREUR Mthly Stat Rept, Aug 53, pp. 65-66. SECRET (info used UNCLAS). (2) Ltr, CINCUSAREUR to HICOG, 27 Jan 54, subj: USAREUR Board for Release of Requisitioned Property. UNCLAS. In USAREUR SGS 602 (1954), Vol. I, Item 13. (3) Cable, Hq USAREUR to Area Comds, 26 Jun 54. UNCLAS. In USAREUR SGS 600.1 (1954), Vol. I, Item 9A. (4) Intvw, Mr. G. W. Tays, USAREUR Hist Div, with Mr. W. M. Pool, USAREUR G4 Real Estate Br, 30 Aug 54. UNCLAS.

<sup>7</sup>IRS, USAREUR ACoFS G4 to CofS, 17 Aug 53, subj: Dependent Housing Construction, FY 1954. UNCLAS. In USAREUR SGS 600.1 (1953), Vol. III, Item 69.

<sup>8</sup>Comments of USAREUR ACoFS G4, prepared for CINCUSAREUR's Mthly Amb-Comdr's Conf, 5 Mar 54, subj: Dependent Housing Construction in Germany. UNCLAS. In USAREUR SGS 337/1 (1954), B/P 2.



units in Phase I were still expected to be completed on time, but Phases II and III were rescheduled for completion by January 1955; Phase IV, by March; and Phase V, by April.<sup>9</sup> In a still later revision the scheduled completion date for Phases I-IV was moved to October, and for Phase V, to November 1955.<sup>10</sup>

Moreover, on 1 January 1954 the Department of Defense temporarily halted the obligation of funds for new construction and directed the resubmission of all uninitiated projects. Thus approval of Phases VI and VII was delayed until 22 March and of Phase VIII, until 12 May 1954.<sup>11</sup> In addition, rising costs, relocations of units, changed requirements at stations, and inability to obligate funds for some of the projects before the end of the fiscal year brought about the cancellation or deferment of some of the proposed construction.

As a result, on 31 March 1954 the Army portion of the program actually being put into execution or planned by the Engineer Division consisted of 19,116 units, distributed geographically as follows:<sup>12</sup>

	<u>Area Commands</u>						
	<u>Total</u>	<u>SACOM</u>	<u>NACOM</u>	<u>HACOM</u>	<u>WACOM</u>	<u>BPOE</u>	<u>SEACOM</u>
<u>Total</u>	<u>19,116</u>	<u>8,244</u>	<u>5,508</u>	<u>2,592</u>	<u>2,214</u>	<u>360</u>	<u>198</u>
<u>Phases</u>							
I	<u>3,978</u>	1,800	882	630	648	-	18
II	<u>3,006</u>	1,332	684	414	558	-	18
III	<u>1,800</u>	666	504	252	342	-	36
IV	<u>1,494</u>	468	296	180	342	108	-
V	<u>1,152</u>	396	270	162	324	-	-
VI	<u>1,782</u>	630	792	252	-	90	18
VII	<u>1,764</u>	684	720	252	-	90	18
VIII	<u>4,140</u>	2,268	1,260	450	-	72	90

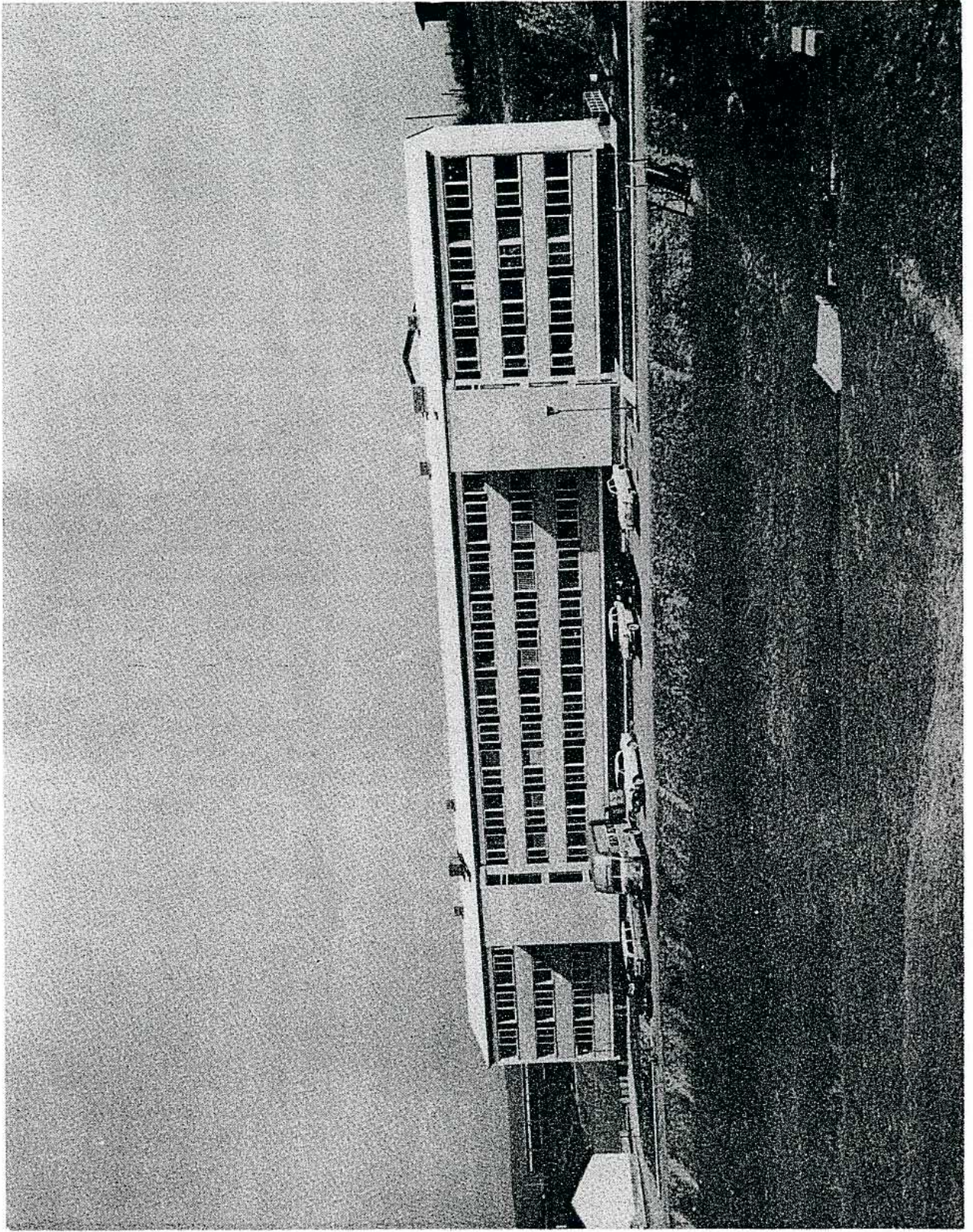
<sup>9</sup> Rept, USAREUR G4 Real Estate Sec, 31 Dec 54, subj: Dependent Housing Construction, Germany (Army Only). UNCLAS. In USAREUR G4 Real Estate Sec files.

<sup>10</sup> Rept, USAREUR G4 Real Estate Sec, 31 Oct 55, same subj. UNCLAS. In file above.

<sup>11</sup> (1) Memo, USAREUR ACofS G4 to CINCUSAREUR, 8 Feb 54, subj: Review of DM Construction, Germany, by OSD. UNCLAS. In USAREUR SGS 337/2 (1954), Vol. I, Item 6 atchd. (2) Mthly Rev of Log Actvs, Feb 54, p. 7. SECRET (info used UNCLAS). (3) IRS, USAREUR Engr to CofS, 18 May 54, subj: Construction Program. UNCLAS. In USAREUR SGS 600.1 (1954), Vol. I, Item 9A atchd.

<sup>12</sup> Mil Const Prog, 54, Pt. II, w/changes to 31 Mar 54. UNCLAS.





Family Housing Apartment Type VI at Bad Hersfeld near Frankfurt



d. New Space Criteria, Plans, and Specifications. Meanwhile, new instructions from Washington had brought about revisions of construction designs.

(1) Apartments. Statutory limitations on the floor area of family apartments in overseas areas ranged from 1,188 to 2,310 square feet per apartment.<sup>16</sup> All USAREUR construction was well within those limits. However, various appropriation acts limited dollar-financed family housing construction in the United States to an average of 1,080 square feet and a maximum of 1,250 square feet per apartment. In August 1953, upon the insistence of Congress and the Department of Defense that Deutsche Mark-financed construction should conform to the statutory criteria for dollar-financed construction in the United States, a reduction in floorspace was ordered and made applicable immediately to the USAREUR program for FY 1954.<sup>17</sup> One factor underlying the change was the advisability of making the apartments smaller because of the ever-threatening possibility that Deutsche Mark funds would be cut off, leaving the housing to be completed with dollars. In addition, construction costs were rising rapidly, and German local authorities were becoming less and less willing to provide land.

The new apartment building was known as Standard Type V.<sup>18</sup> It was a 3-story structure containing 18 family units, divided equally between 2-, 3-, and 4-bedroom units. Firewalls divided the building into three sections, each with a front entrance and a stair well. The six 2-bedroom units were in the center of the building, opening onto the central stair well, and the 3- and 4-bedroom units opened onto the other two stair wells. The 4-bedroom units were of two types: V-7, with two bathrooms, for field-grade officers; and V-8, with one bathroom and an additional toilet, for company-grade and noncommissioned officers with large families. While all bedrooms were smaller than in the previous standard types, the living and dining rooms were combined into one large room

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<sup>16</sup>(1) PL 626, 80th Cong., 2d sess., Jun 48. (2) Cable, USCINCEUR to CINCUSAREUR, 16 Jan 54. UNCLAS. In USAREUR SGS 600.1 (1954), Vol. I, Item 11.

<sup>17</sup>(1) Memo, USAREUR ACoS G4 to CoS, 13 Jul 54, subj: New DOD Criteria for Family Housing Construction. (2) Memo, USAREUR to all Subor Comds, 4 Aug 54, subj: Criteria for Family Housing. Both UNCLAS. Both in USAREUR SGS 600.1 (1954), Vol. II, Item 70; Vol. I, Item 9A. (3) Briefing by Mr. Pool, USAREUR G4 Real Estate Sec, n.d., subj: Adoption of More Favorable Floor Standards as Applicable to DM Construction in Germany. UNCLAS. In USAREUR G4 Real Estate Sec Briefings file, Item 14.

<sup>18</sup>(1) USAREUR Engr Div, FY 1954 Construction Program Working Plans, n.d. UNCLAS. In USAREUR Engr Div Proj Engr Sec files. (2) For detailed descriptions of Standard Types I-IV, see Army Const Prog 50-53, pp. 77-81. SECRET (info used UNCLAS).





Individual senior officer's house







extending across the building's full width. In most localities central or long-distance heating plants were built.

In a competition for designs that would use the authorized space more efficiently, improve apartment living, and reduce the cost of the program, six leading German architects developed designs for apartments known as Types VI and VII, to supersede Type V. Reflecting an exchange of ideas between German and American firms, these designs placed maids' quarters in the units rather than in basements or attics, as in previous types, and a fireplace, a balcony, and 1-1/2 baths in each apartment. They were adaptable to 6-, 12-, and 18-unit buildings and to various combinations of 2-, 3-, and 4-bedroom units. Because of the necessity for obligating funds rapidly, Type V plans continued to be used throughout Phase VIII of the Army program.<sup>19</sup> The new designs, however, were used in some Air Force and Phase IX Army housing.<sup>20</sup>

(2) Senior Officers' Quarters. Plans for senior officers' family units under Phase X were developed during FY 1955. After considerable exchange of points of view, the Department of the Army approved a maximum floorspace of 1,400 square feet for lieutenant colonels' and majors', 1,670 for colonels', and 2,100 for general officers' quarters. These were the floorspace figures authorized by the Department of the Army for stateside quarters, with no additional allowance for installation commanders and overseas stations. The maximum number of bedrooms authorized was four per dwelling.<sup>21</sup> The designs, based upon those of the Army for construction in the United States, were developed by a German firm of architects in consultation with Army representatives. Individual houses were provided for general officers and colonels, and duplex dwellings for lieutenant colonels and majors.<sup>22</sup>

e. Summary. The ten phases of the family housing program as executed comprised 24,799 units, of which 22,093 were for the Army. At the end of FY 1957 completed units numbered 24,356, or approximately 99 percent of the program,<sup>23</sup> and the target date for completing the remainder

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<sup>19</sup>(1) USAREUR Engr Div Hist Repts, Jan-Jun 54, p. 57; and FY 55, p. 63. SECRET (info used UNCLAS). (2) Cable SC-17489, CINCUSAREUR to DA, Attn Gen Bolte, 9 Apr 54. (3) Cable DA-507082, DA to CINCUSAREUR, 16 Apr 54. Both UNCLAS. Both in USAREUR SGS 600.1 (1954), Vol. II, Item 80.

<sup>20</sup>See par. 16b, below.

<sup>21</sup>(1) PL 626, 80th Cong., cited above. (2) Memo, USAREUR AcofS G4 to CofS, 13 Jul 54, cited above. (3) Memo, USAREUR AcofS G4 to CINCUSAREUR, 21 Dec 54, subj: G4 Comments for the Weekly Staff Conference. UNCLAS. In USAREUR SGS 337/2 (1954), Vol. II, Item 27, Tab C. (4) Cable SC-10923, USAREUR to Area Comds and BPOE, 5 Jan 55. SECRET (info used UNCLAS). In USAREUR SGS 600.1 (1955), Vol. I, Item 3.

<sup>22</sup>USAREUR Engr Div Hist Rept, FY 55, p. 164. SECRET (info used UNCLAS).

<sup>23</sup>A unit was considered to have reached completion, or "beneficial occupancy," when it was ready for furnishing.



was 1 January 1958.<sup>24</sup> The program's estimated cost was DM 1,057,315,000 (\$252,741,800). The estimated average cost of apartment units built within the framework of the FY 1954 program was DM 42,000 (\$10,000). Because of increasing costs of labor and materials, the comparable average rose to DM 54,600 (\$12,857) in the FY 1955 program.<sup>25</sup>

#### 16. German Alternate Housing

a. Origin, Nature, and Purpose. USAREUR's Deutsche Mark-supported construction was supplemented by another housing construction program sponsored by the Federal Republic of Germany directly.

As pointed out above, after 1952 thousands of property owners had increased their political pressure upon the German Government, and indirectly upon the Allied forces, for the release of requisitioned properties. USAREUR's replies had indicated generally that many properties still needed could be released if satisfactory "alternate" facilities were provided. One result was that in April 1953--after careful preliminary discussions between representatives of the U.S. forces, the U.S. High Commissioner for Germany, and the Federal Republic of Germany--the Federal Minister of Finance submitted to CINCUSAREUR the first of a series of proposals known as the German Alternate Housing<sup>26</sup> Program. Its primary purpose was to facilitate the release of requisitioned dwellings in cases involving great hardship. A stipulated number of rent-free dwellings for U.S. personnel would be built in designated areas by the Federal Republic in return for the release of an equivalent number of requisitioned dwellings in the same areas. This program's most significant feature was that it would be a charge against the Federal Republic's general governmental appropriations and not against occupation or defense support funds. USAREUR would incur no financial obligation except where expressly stipulated. The dwellings would conform to plans and specifications already worked out between the Ministry of Finance and the U.S. forces. They would be built preferably on public property adjoining other U.S. housing, with the selection of sites to be negotiated between the appropriate U.S. commanders and German authorities.<sup>27</sup>

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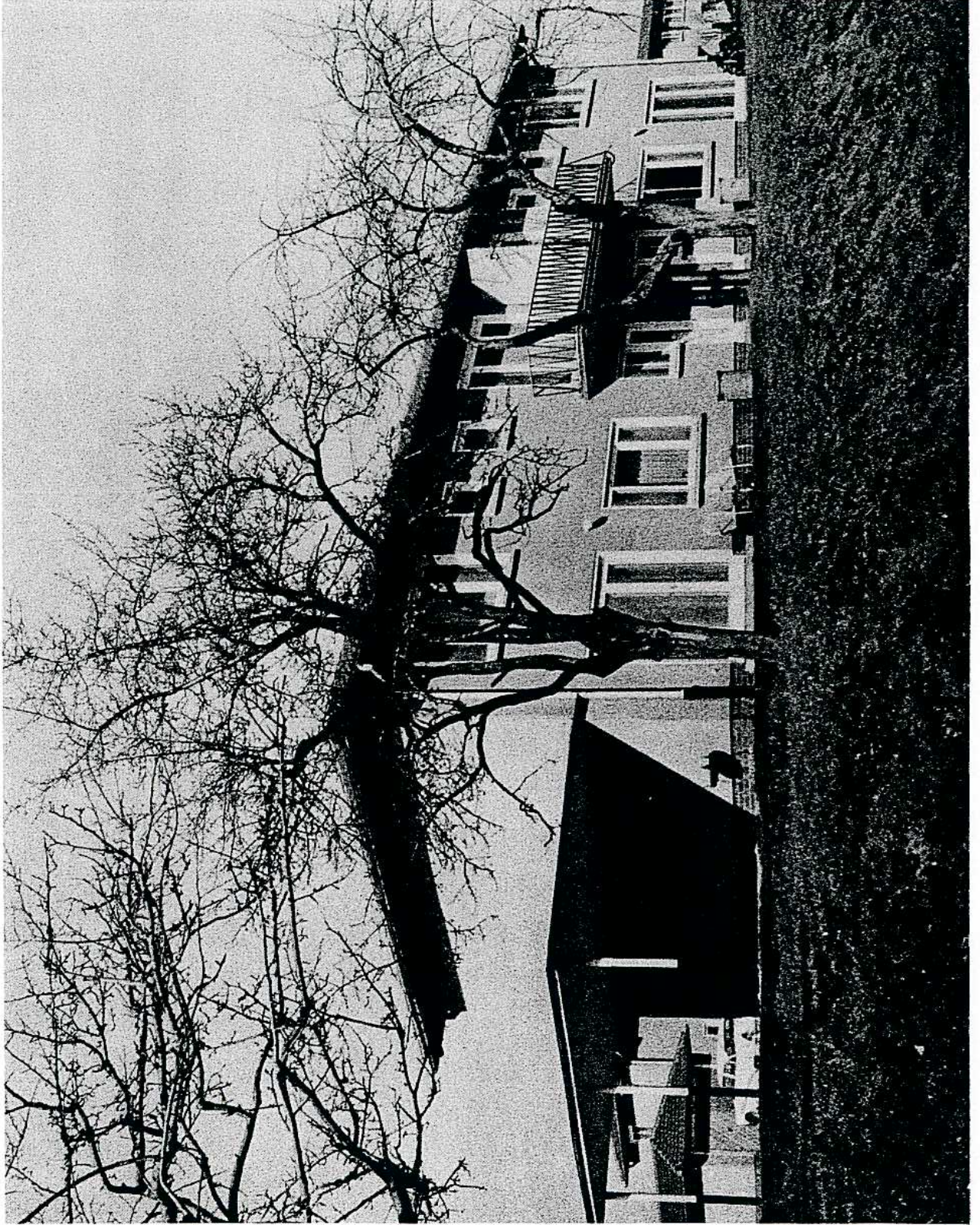
<sup>24</sup>USAREUR Prog Progress Rept, FY 57, 4th Qtr, p. 11-06. UNCLAS.

<sup>25</sup>Rept, USAREUR G4 Real Estate Sec, 6 Jun 57, cited above.

<sup>26</sup>Austausch-Wohnungseinheiten

<sup>27</sup>Agreement, Dr. F. Schaeffer, Fed Min of Fin, with Lt Gen M. S. Eddy, CINCUSAREUR, 19 Mar 53, subj: Construction of Alternate Accommodations for U.S. Forces. UNCLAS. In USAREUR SGS 600.1 (1953), B/P, Item 15.





Duplex senior officer's house







b. Development. The first program, restricted to housing for families of company-grade officers or equivalent civilian personnel, proposed the construction of 1,506 units--1,008 for USAREUR personnel and 498 for USAFE. They would consist of equal numbers of 2- and 3-bedroom units in 12- and 18-family apartment buildings and would be located in four Laender (states), as follows:<sup>28</sup>

<u>Location</u>	<u>Number of Units</u>
	<u>Total</u>
	<u>1,506</u>
Bavaria	558
Hesse	558
Baden-Wuerttemberg	342
Bremen	48

CINCUSAREUR accepted the plan immediately as a mutual undertaking. If possible, the new housing was to be finished by 30 November 1953.<sup>29</sup>

The alternate housing plan gave such promise of increasing the requisitioned property release rate that in September 1953 the Minister of Finance formally proposed a second program, in two parts, for U.S. personnel of the same categories. Under the first part 1,740 2- and 3-bedroom units--1,428 for USAREUR personnel and 312 for USAFE personnel--would be built, as follows:

<u>Location</u>	<u>Number of Units</u>
	<u>Total</u>
	<u>1,740</u>
Bavaria	768
Hesse	582
Baden-Wuerttemberg	342
Bremen	48

Under the second part, to which the French forces were a party, 132 units were to be built in Land Rheinland-Pfalz--the French Zone--126 for USAREUR personnel of the Western Area Command (WACOM) and 6 for USAFE personnel. For each unit accepted a requisitioned dwelling of comparable

<sup>28</sup> Ltr, Dr. Schaeffer to CINCUSAREUR, 14 Apr 53, subj: First Program for Construction of Alternate Dwellings in the U.S. Zone of Germany. UNCLAS. In file above.

<sup>29</sup> (1) Ltr, Maj Gen E. Williams, USAREUR CofS, to Mr. Z. Garrett, HICOG, 16 Apr 53. (2) Ltr, USAREUR to Stf Divs & Area Comds, 4 May 53, subj: Alternate Housing Construction by German Authorities. Both UNCLAS. Both in file above.



capacity would be released by the French forces.<sup>30</sup> Both parts of this proposal were accepted by CINCUSAREUR in October 1953, with completion of the units planned for 30 June 1954 at the latest.<sup>31</sup>

In March 1955, after about a year of negotiation and planning, the Federal Ministry of Finance submitted a supplement to the second alternate housing program, proposing the construction of 906 single and duplex two-story residences for families of field-grade officers and civilian employees of equivalent grade. Totaling 606 for Army and 300 for Air Force personnel, they would consist of equal numbers of 2-, 3-, and 4-bedroom units and would be built in the following areas:<sup>32</sup>

<u>Location</u>	<u>Number of Units</u>
<u>Total</u>	<u>906</u>
Bavaria	288
Hesse	432
Baden-Wuerttemberg	150
Bremen	36

CINCUSAREUR accepted this proposal in April 1955, with schedules calling for the houses to be completed by 30 April 1956.<sup>33</sup> Because of budgetary

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<sup>30</sup>(1) Ltr, Dr. Hartmann, State Secy, Fed Min of Fin, to CINCUSAREUR, 18 Sep 53, subj: Second Program for Construction of Alternate Dwelling Units in the U.S. Zone of Germany. (2) Ltr, Dr. Hartmann to CINCUSAREUR, n.d., subj: Second Program for Construction of Alternate dwelling Units for the U.S. Forces in Land Rheinland-Pfalz. Both UNCLAS. Both in USAREUR SGS 600.1 (1953), Vol. III, Item 86. (3) Ltr, Mr. Garrett to USCINCEUR, 30 Jun 53, subj: Negotiations Between USAREUR, French, and Germans on German Alternate Construction Program, French Zone. UNCLAS. In USAREUR G4 Real Estate Sec, file D-6 (1953), Item 31.

<sup>31</sup>(1) Ltr, Maj R. V. Roberts, USAREUR Asst AG, to HICOG, 28 Oct 53, subj: Acceptance of Alternate Housing Program for WACOM. (2) Ltr, USAREUR to Stf Divs & Area Comds, 14 Nov 53, subj: 2d Program of German Alternate Housing Construction and 2d Program of German Alternate Housing Construction (French Zone). Both UNCLAS. Both in USAREUR Hist Div Docu Br.

<sup>32</sup>Ltr, Dr. Schaeffer to CINCUSAREUR, 17 Mar 55, subj: Supplement to the 2d Program for Construction of Alternate Dwelling Units in the U.S. Zone of Germany. UNCLAS. In file above.

<sup>33</sup>(1) Ltr, Gen A. C. McAuliffe, CINCUSAREUR, to Dr. J. B. Conant, HICOG, 7 Apr 55. (2) Memo, USAREUR G4 Real Estate Sec to Engr Div Const Br, 11 Apr 55, subj: Acceptance, Supplement to 2d Program of German Alternate Housing Construction. (3) Ltr, USAREUR to Stf Divs & Area Comds, 22 Apr 55, subj: Supplement to 2d Program of German Alternate Housing Construction. All UNCLAS. All in USAREUR SGS 600.1 (1955), Vol. I, Item 21A atchd.



considerations the plan was modified, and the 906 units were built as standard apartments. Some of them were of the new Type VI, which had been developed too late for wider use under the Army program.<sup>34</sup>

c. Summary. The German alternate housing program in its entirety, exclusive of Berlin, was programmed to provide 4,284 newly constructed family units for U.S. forces--1,614 in SACOM, 1,572 in NACOM, 834 in HACOM, 132 in WACOM, and 132 in the Bremen Enclave. Of this number, 3,168 were for Army personnel and 1,116 for the Air Force.<sup>35</sup>

With some additions and a few minor substitutions and relocations the program was carried out fully, though not within the scheduled period. Excluding Berlin, the Army portion of housing completed and turned over to the command by August 1957 totaled 3,180 units, distributed as follows:

<u>Location</u>	<u>Number of Units</u>
<u>Total</u>	<u>3,180</u>
SACOM	1,390
NACOM	1,088
HACOM	480
WACOM	126
BPOE	96

An additional 48 units were completed in Berlin.<sup>36</sup>

#### 17. Total Family Housing Construction

As of 31 December 1957 there were 38,615 Deutsche Mark-financed family housing units in 71 Army housing areas in Germany, distributed as follows:<sup>37</sup>

<sup>34</sup>Incl 2, Cmt by Mr. W. M. Pool, G4 Instl Br, to Cmt 2, USAREUR G4 to Hist Div, 19 Apr 58, subj: Review of Draft Monograph. UNCLAS. In Hist Div Docu Br.

<sup>35</sup>List, Status of German Alternate Housing Construction Program, Sep 55. UNCLAS. In USAREUR G4 Real Estate Sec files.

<sup>36</sup>USAREUR Engr Div, Util & Rqr Sec Rept, 30 Dec 57. UNCLAS. In USAREUR Engr Div Real Estate Sec files.

<sup>37</sup>Chart, n.d., subj: Availability of Housing, 31 December 1957. UNCLAS. In file above.



<u>Location</u>	<u>Number of Units</u>
	<u>Total</u>
	<u>38,615</u>
SACOM	14,579
NACOM	10,931
WACOM	6,790
HACOM	4,946
BPOE	749
Berlin	620

Of this number, 13,361 had been built before FY 1954; 19,306 were built under the FY 1954 program, 2,690 under the FY 1955 program, 3,228 under German alternate housing programs, and 30 as special Air Force construction. Map 1 shows the location of the housing areas and the number of units in each.<sup>38</sup>

#### 18. BOQ Housing

a. The Requirement. On 30 June 1953 Deutsche Mark-financed bachelor officers' quarters (BOQ's) providing 4,914 spaces were completed or under construction in Germany, including Berlin. Of this number, 3,950 were for Army personnel and the remainder for USAFE and USNAVGER.<sup>39</sup> To meet the estimated Army requirement of 12,300 BOQ spaces, approximately 20,500 available units were then under USAREUR control. However, only 8,200 of these would be available indefinitely, since 12,300 were in requisitioned hotels or confiscated buildings that would eventually be released. Thus an apparent surplus of more than 8,000 spaces would become instead a shortage of more than 4,000. Moreover, many of the available rooms were in unsuitable family-type dwellings or in unsatisfactory locations.<sup>40</sup>

b. The Program. To meet this shortage and the requirement for transient housing, and to permit the release of all requisitioned BOQ properties held by U.S. forces, in January 1954 CINCUSAREUR proposed the construction of BOQ's providing 5,270 spaces, including 374 in Berlin, as a part of Phase VIII of the Deutsche Mark housing program for FY 1954. At first the Department of Defense did not approve the Berlin construction, but did authorize the release of the Deutsche Mark

<sup>38</sup>The map does not show the 10 Air Force housing areas--at Birkenfeld, Bitburg/Trier, Freising, Hahn/Morbach, Neubiberg, Pforzheim, Ramstein/Landstuhl/Sembach, Ulm, Wiesbaden, and the Rhein-Main Airbase near Frankfurt--containing 8,845 Deutsche Mark-financed family units.

<sup>39</sup>For details, see Army Const Prog 50-53, pp. 75-78, 192-194.  
SECRET (info used UNCLAS).

<sup>40</sup>(1) USAREUR Mthly Stat Rept, Aug 53, pp. 65-66. CONF (info used UNCLAS). (2) A BOQ was considered to be properly located if it was in the housing area of its occupant's duty organization.





Standard 4-story bachelor officers' quarters

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equivalent of \$9.5 million for 4,896 spaces in the U.S. Zone of Germany.<sup>41</sup> As a later revision, CINCUSAREUR proposed and obtained approval for 4,528 rooms in the U.S. Zone and 214 in Berlin. When it was estimated in April 1954 that funds for only 2,000 units could be obligated before the end of that fiscal year, the Department of Defense reduced the fund allocation accordingly, and USAREUR transferred the construction of the remaining units to the program for FY 1955.<sup>42</sup>

In August 1954 BOQ requirements were reviewed on the assumption that progress in family housing construction and the consequent increase in concurrent travel prospects would reduce the requirement for transient BOQ facilities for unaccompanied sponsors.<sup>43</sup> However, the survey brought new requirements to light without reducing existing needs proportionally. For example, BOQ facilities in some localities, notably in Nuremberg, were found to be substandard. By November 1954, however, diminished requirements in some areas permitted the construction program to be reduced to 4,753 units. A stable figure of 4,683 was finally established, as follows:<sup>44</sup>

<u>Area Command</u>	<u>Units</u>
<u>Total</u>	<u>4,683</u>
NACOM	1,623
SACOM	1,526
HACOM	854
WACOM	224
BPOE	170
Berlin	286

c. The Problem of Design. BOQ's built before FY 1954 had been of 2 standard designs, 4-story and 2-story, accommodating 70 and 34 occupants respectively. The plan to use both of these designs in implementing the programs for FY's 1954 and 1955 met with difficulties at first, because the 70-occupant building exceeded more recent USEUCOM limitations by 1 story and by 64 square feet of floorspace per occupant.<sup>45</sup> The 34-occupant

<sup>41</sup>(1) C/N 1, USAREUR ACoS G4 to CofS, 7 Jan 54, subj: FY 1954 (Supplemental) DM Housing Construction, Germany. CONF (info used UNCLAS). (2) C/N 1, USAREUR ACoS G4 to Engr Div, 13 Jan 54, subj: DM Housing Construction, Germany. UNCLAS. (3) C/N 1, USAREUR G4 to Engr Div, 17 Feb 54, subj: Construction to Replace Requisitioned Properties. UNCLAS. All in USAREUR SGS 600.1 (1954), Vol. I, Items 7, 9A.

<sup>42</sup>Memo, USAREUR ACoS G4 to CofS, 28 Apr 54, subj: BOQ Construction, Germany (Phase VIII). UNCLAS. In file above, Item 9A atchd.

<sup>43</sup>Cable SC-14978, USAREUR to Area Comds, 25 Aug 54. UNCLAS. In file above.

<sup>44</sup>Data furnished by USAREUR Engr Div, Util & Rqr Sec, 13 Jul 57. UNCLAS.

<sup>45</sup>USEUCOM Plcy Dir 61-15, 15 Jun 53. UNCLAS.



2-story BOQ met all USEUCOM criteria but required from 2 to 2-1/2 times the land area of the 4-story building for the same number of occupants--an important consideration, since the acquisition of land was difficult, at best. Furthermore, German authorities objected to the use of the 2-story design in urban areas, where most of the BOQ's would be located, because it was for a cantonment-type building with a corrugated roof that would not harmonize architecturally with nearby structures or conform to local housing standards. On the other hand, the development of an architecturally acceptable 3-story design meeting USEUCOM criteria and using minimum space would delay the obligation of funds. Since in other instances the Department of the Army had approved the modification of USEUCOM limitations in order to expedite funding, USAREUR, with USEUCOM's concurrence, authorized the continued construction of standard 70-occupant 4-story buildings where warranted.<sup>46</sup>

d. Progress and Completion. At the beginning of FY 1956, 3,559 programmed BOQ units had been started and 1,366 completed.<sup>47</sup> During FY 1957 the remainder of the 4,683 units was started. By the end of the year 4,615 units, or 98 percent of the program, were completed; the last 68 units were finished by 31 August 1957.<sup>48</sup>

Something over 300 additional units had been built under German alternate housing programs. In May 1953, for example, about a month before the closing of the U.S. Dependent Center at Bad Mergentheim and the release of its facilities, the German Government had agreed, after 5 months of discussion, to build 100 BOQ units in each of 3 cities--Frankfurt, Mannheim, and Stuttgart--in exchange for the release of a number of tourist hotels in Bad Mergentheim.<sup>49</sup> The construction got under way in November 1953, and the entire 300 were completed by the

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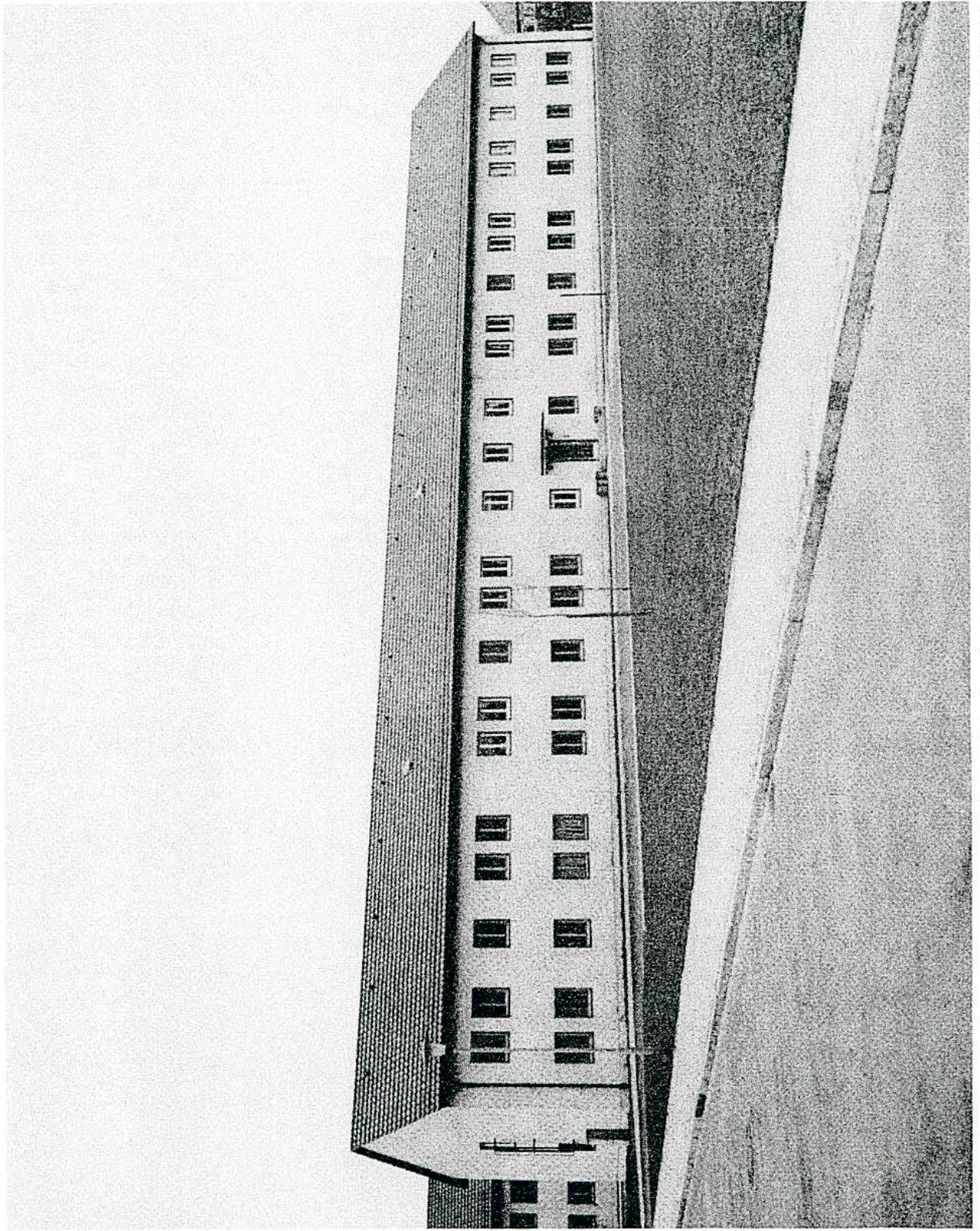
<sup>46</sup>(1) Memo, USAREUR ACoS G4 to CoS, 23 Apr 54, subj: Army BOQ Construction in Germany. (2) C/N 1, USAREUR ACoS G4 to Engr Div, 30 Apr 54, subj: Construction of USAREUR Standard 70-Man BOQ Building. Both UNCLAS. Both in USAREUR SGS 600.1 (1954), Vol. II, Item 45 atchd.

<sup>47</sup>USAREUR Engr Div Hist Repts, FY 55, p. 151; and FY 56, p. 32. Both SECRET (info used UNCLAS).

<sup>48</sup>(1) USAREUR Prog Progress Rept, FY 57, 4th Qtr, p. 11-06. UNCLAS. (2) Rev of USAREUR Comd Progs, FY 57, 3d Qtr, pp. 12, 69. CONF (info used UNCLAS). (3) USAREUR Qtrly Rev of Log Actvs, 30 Jun 57, p. 92. SECRET (info used UNCLAS).

<sup>49</sup>(1) Ltr, HICOG to Fed Min of Fin, 20 Feb 53, subj: Alternate Construction of BOQ Housing in Exchange for Tourist Hotels, Bad Mergentheim. (2) Ltr, Fed Min of Fin to USAREUR G4, 21 May 53, subj: Construction of Alternate Housing Accommodations. (3) Ltr, USAREUR CoS to HICOG, 12 Jun 53, subj: Acceptance of German Offer for Alternate Hotel Facilities. (4) IRS, USAREUR ACoS G4 to CoS, 27 Nov 53, subj: Alternate Construction. All UNCLAS. All in USAREUR SGS 600.1 (1953), Vol. II, Item 52.





Standard 2-story bachelor officers' quarters

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end of FY 1955. Fifty of the units planned for Mannheim were built in Heidelberg instead. In addition, a few BOQ's were built in Nuremberg in return for the release of the Grand Hotel there.<sup>50</sup>

As of 31 December 1957, 9,653 Army BOQ spaces were available. Meanwhile, significant cuts in military strength, together with an increasing ratio of married to single personnel in gyroscope organizations being assigned to Europe, had reduced the Army's requirement for BOQ units to 7,257 and its projected requirement to 7,871. Because of the relocation of several organizations, however, it was still true that many available BOQ units were in locations where they could not be fully utilized, and the number of properly located units was virtually identical with the requirement.<sup>51</sup>

#### 19. Troop Housing

Thirty-five percent of the Deutsche Mark-funded construction program for FY's 1951-53 had consisted of troop housing. Specifically, 169 German caserns had been rehabilitated and 23 new cantonments and 9 tent camps built, at a cost of DM 832,683,600 (\$198,268,000).<sup>52</sup> As a result, in September 1953 USAREUR had control of 282 Army and 16 Air Force troop billet installations<sup>53</sup> in Germany, including those rehabilitated before 1951. They were located as follows:<sup>54</sup>

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<sup>50</sup>List, Status of German Alternate Construction Program, Sep 55. UNCLAS. In USAREUR G4 Real Estate Sec files.

<sup>51</sup>(1) Intvw, Mr. J. Borrer, USAREUR Hist Div, with Lt Col R. A. Kapp, C/USAREUR G1 Pers Svc Br Constr & Hsg Sec, 19 Jul 57. UNCLAS.  
(2) Chart, n.d., Status of Personnel Housing, 31 December 1957. UNCLAS. In USAREUR Engr Div Util & Rqr Sec.

<sup>52</sup>Army Const Prog 50-53, pp. 59-74, 160, 163, 170-175. SECRET (info used UNCLAS).

<sup>53</sup>A troop billet installation is a building or group of buildings with a net usable capacity of more than 100 troops and which is utilized or is suitable without major rehabilitation for troop billeting.

<sup>54</sup>USAREUR Mthly Rev of Log Actvs, 30 Sep 53, p. 33. SECRET (info used UNCLAS).



<u>Area</u>	<u>Billet Installations</u>
<u>Total</u>	<u>298</u>
SACOM	<u>116</u>
Munich Subarea	44
Nuremberg Subarea	34
Stuttgart Subarea	38
NACOM	<u>85</u>
Frankfurt Subarea	61
Wuerzburg Subarea	24
WACOM	<u>37</u>
HACOM	<u>24</u>
SEACOM	<u>7</u>
BPOE	<u>8</u>
Berlin	<u>5</u>
Air Force	<u>16</u>

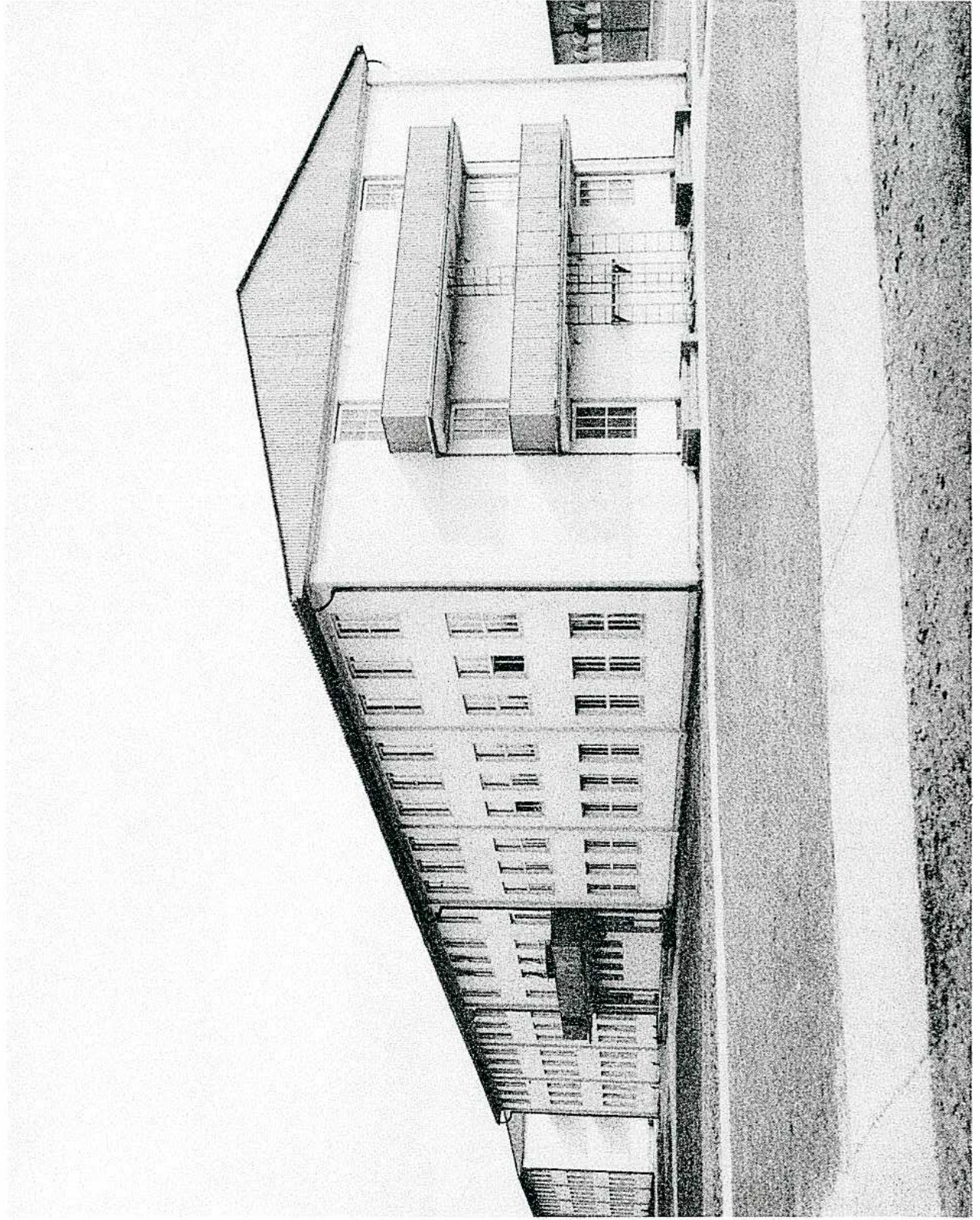
They had a capacity of approximately 406,200 troops and, with 329,000 occupants, including labor service personnel, were 81 percent filled.

However, as in the case of bachelor officers' quarters, the apparent surplus in troop housing was deceiving. Several hundred spaces listed as available were either not usable or not permanently available. In many cases complete utilization of a barracks would have required military units to be split arbitrarily for billeting. A number of troop facilities were earmarked for release to the proposed German armed forces, and some had to be abandoned because of the tactical relocation of units. Moreover, expanded activities in WACOM and the Bremerhaven Port of Embarkation called for the construction of additional billets in those areas.

The construction program for FY 1954 therefore listed a small amount of troop housing, with detached facilities, at an estimated cost of DM 6,116,000 (\$1,455,000), to accommodate 7,655 persons:<sup>55</sup>

<sup>55</sup>USAREUR Engr Div, Line Item Status Rept, FY 54 USAREUR DM Military Construction Program, 1 Jul 54. UNCLAS. In USAREUR Hist Div Docu Br.





standard troop barracks

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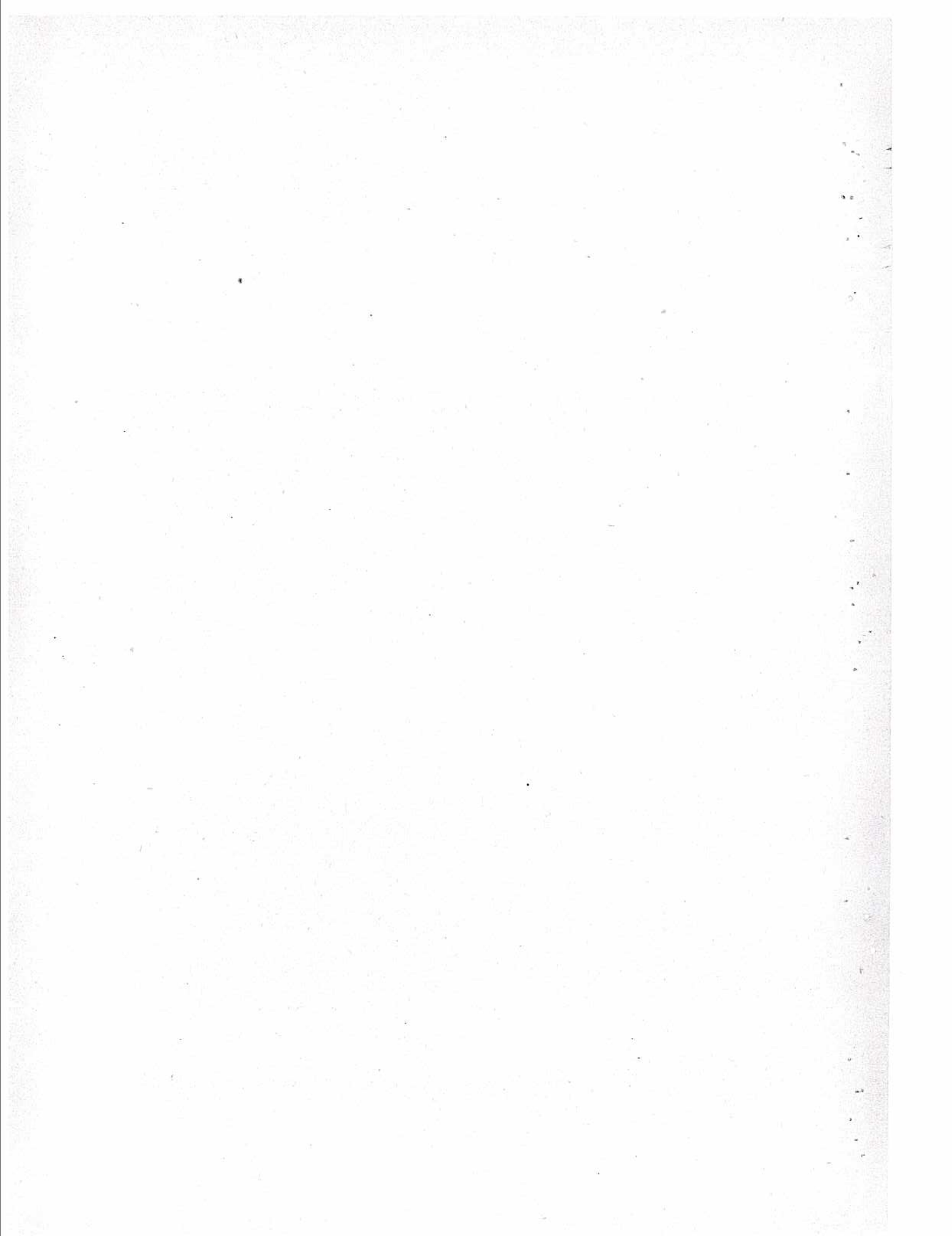


	<u>Total</u>	<u>In Barracks Without Mess Facilities</u>	<u>In Barracks With Mess Facilities</u>
<u>Total</u>	<u>7,655</u>	<u>4,337</u>	<u>3,318</u>
WACOM	<u>4,422</u>	1,422	3,000
BPOE	<u>1,000</u>	1,000	-
NACOM	<u>871</u>	648	223
HACOM	<u>579</u>	579	-
SACOM	<u>450</u>	355	95
SEACOM	<u>333</u>	333	-

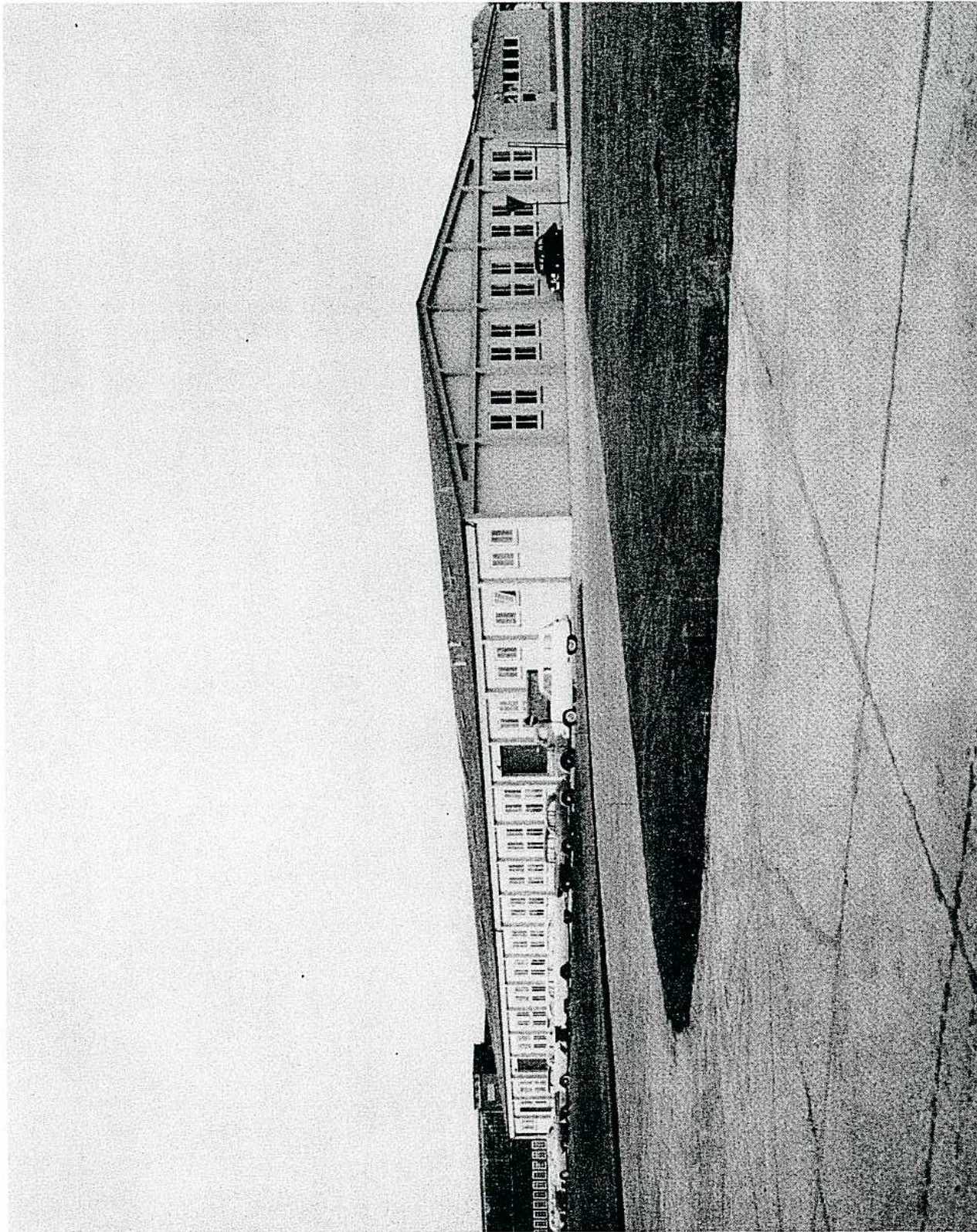
All construction was of austerity type masonry, and the barracks were of two standard designs: 2-story, accommodating 78 men; and 3-story, accommodating 216.<sup>56</sup>

<sup>56</sup>USAREUR Engr Div, Standard USAREUR Buildings, 1 Mar 53, pp. 21-22.  
UNCLAS.









Troop processing building at Bremerhaven staging area







## CHAPTER 5

### Other Construction

In addition to family, bachelor officers', and troop housing, Deutsche Mark-funded construction included various facilities necessary to administration, operations and training, storage and supply, and the logistical support and welfare of personnel.

#### 20. Administrative Facilities

Construction of administrative facilities, at 22 different installations, consisted principally of the erection of a limited number of new office buildings and the alteration of other buildings for use as offices. A still more limited number of buildings was purchased by the German Government out of Deutsche Mark funds set aside for the purpose.

Projects completed in HACOM consisted of the construction of an administration building and alterations to 2 others; in NACOM, construction of an air passenger center, alteration of a building for use as an infantry division headquarters, and the purchase of 2 other buildings; in SACOM, the construction of 2 headquarters buildings, the alteration of 2, and the purchase of another; in WACOM, the construction of 8 administration buildings and a film studio; at BPOE, the construction of a troop processing building and the purchase of a staging area building; and in the Berlin Command, remodeling of 2 buildings for use as a registry and a film studio, respectively.<sup>1</sup>

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<sup>1</sup>USAREUR Engr Div, Line Item Status Rept, 31 Mar 57. UNCLAS. In USAREUR Hist Div Docu Br. Unless otherwise indicated, all information in this chapter concerning construction under the basic programs for FY 1954 and FY 1955 is taken from this source.



## 21. Operational and Training Facilities

The principal kinds of operational facilities built were airstrips and hangars, airfield lighting, liquid fuel dispensing facilities, communication and navigational aids, land and waterfront operational facilities, and passive air defense structures. Major types of training facilities were firing ranges, tank ranges, and classrooms.

a. Airstrips. Eight runways were built, altered, or surfaced--5 in NACOM, 2 in WACOM, and 1 in SACOM. Lighting for runways was installed at 2 installations in HACOM and SACOM, respectively. One taxiway in NACOM was extended and another in SACOM rebuilt. An aircraft apron in SACOM was extended and a parking apron built in HACOM.

b. Liquid Fuel Dispensing Facilities. Fourteen gas stations were built--9 for military vehicles and 5 for the European Exchange Service (EES). In addition, 2 military and 2 EES stations were altered or extended. Sixty-one miles of pipeline for petroleum, oil, and lubricants (POL) was laid in WACOM. Other construction included three gasoline tanks, liquid fuel storage facilities for implementing the noncombatant evacuation order (NEO) in WACOM, and the alteration of a POL storage area in SACOM.

c. Communications and Navigational Aids. Ultra-high-frequency radio stations and operations buildings in HACOM, NACOM, SACOM, and WACOM were constructed or remodeled. A navigation control tower was built in HACOM, and a direction finder in WACOM.

d. Land and Waterfront Operational Facilities. Twelve buildings, including a packing and crating shed, a baggage reception station, a standby generator building, a heavy equipment inspection building, a cargo-handling barge facility, and miscellaneous structures, were completed.

e. Passive Air Defense Structures. During the latter part of FY 1955 a program of construction for passive air defense, estimated to cost DM 7 million (\$1,660,000), was initiated. Although there was a considerable amount of reluctance on the part of local German governmental agencies to grant the necessary permission, a limited number of demolition chambers and associated structures were installed at selected bridge, highway, and airfield locations, except in Berlin and BPOE.<sup>2</sup>

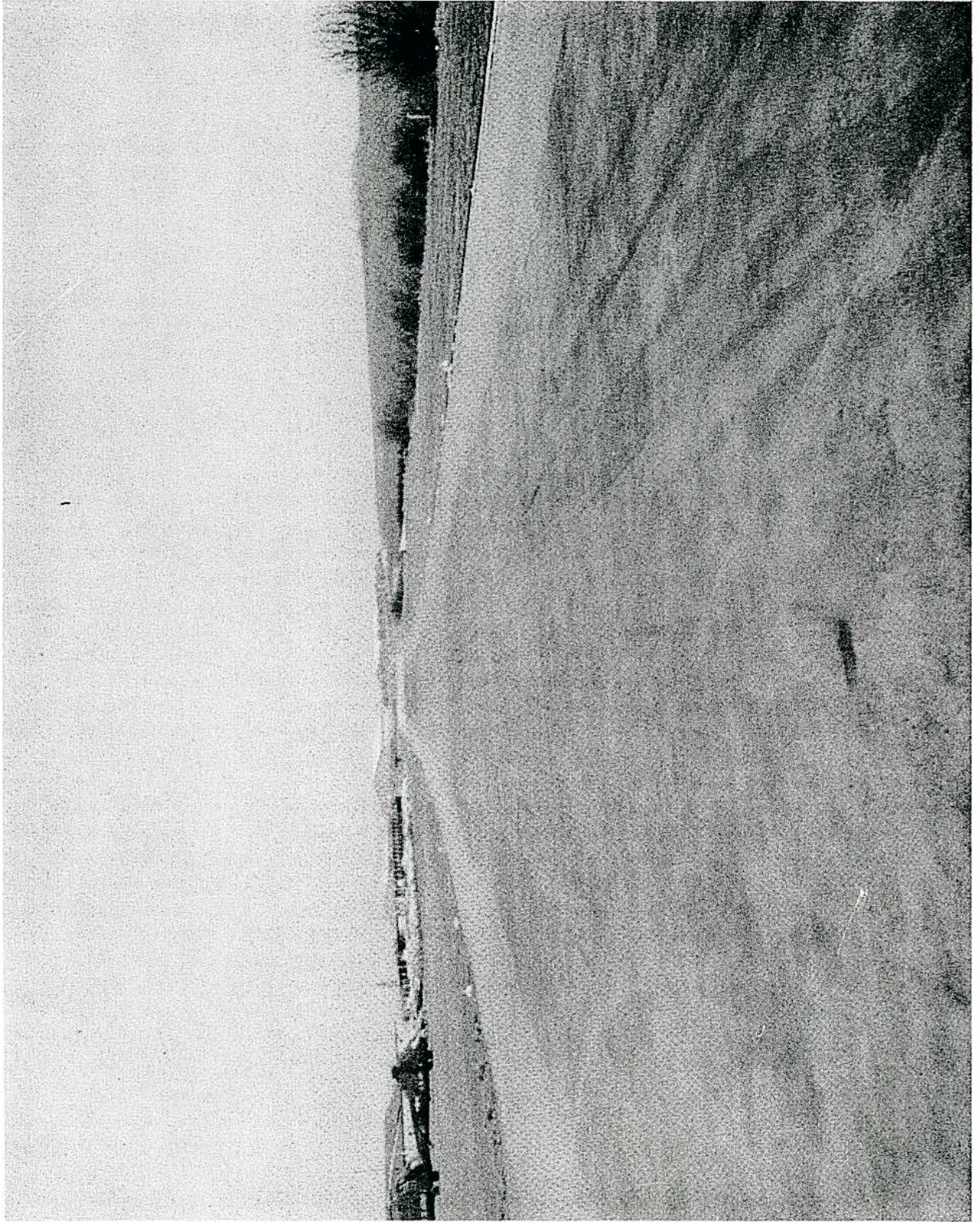
f. Training Facilities. For classroom space, a troop information and education center was built in WACOM.

Although the difficulty of obtaining land for tank and weapons training persisted, a few ranges were built or improved. In WACOM a

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<sup>2</sup>USAREUR Engr Div Hist Rept, FY 55, p. 157. SECRET (info used UNCLAS).





Asphalt-surfaced Army air strip, Pirmasens

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miniature tank range, a rifle range, a tank course, and a troop training facility were built; in SACOM 3 tank firing ranges, a number of rifle and pistol ranges, a rocket range, and a training pit were built, and improvements were made on 2 rifle ranges; in NACOM several ranges were improved; and at BPOE a rifle range and a rotary launching track were built. In projects of this type, suitable for construction by engineer troop units, maximum use of troop labor was made in order to reduce Deutsche Mark expenditures and expedite the construction.<sup>3</sup>

## 22. Storage Facilities

a. Ammunition Storage. Beginning with the fall of 1954 changes in the types of weapons with which combat units in West Germany were being equipped brought about a need for increased and significantly different ammunition storage facilities. To meet this need the Engineer Division developed a new type of earth-covered bunker. Three USAREUR standard models that solved the problem of protection against lightning were adopted, and a construction program estimated at DM 177,500,000 (\$42,143,000) was initiated. In the execution of the program, distance criteria had to be modified because of the limited availability of land, and in some areas standard backfill specifications had to be waived because of excessive costs.<sup>4</sup> Construction listed included 303 bunkers, 15 sheds, and a number of huts in WACOM; 297 bunkers, 84 sheds, and 17 huts in NACOM; 265 bunkers and 37 sheds in HACOM; 168 bunkers, 38 sheds, and an ammunition hardstand in SACOM; and an ammunition storage magazine and an extension to an ammunition dump at BPOE.

b. Other Storage. Other storage structures included a map storage facility, a salvage building, 77 sheds, 10 warehouses, and 2 hardstands in WACOM; a signal supply warehouse, an engineer warehouse, a repairs and utilities warehouse, a class III storage facility, 3 hardstands, and miscellaneous warehouses in NACOM; a commissary warehouse, a generator equipment storage facility, a realhead extension, and POL, class III, and cold storage facilities in SACOM; 15 warehouses, 2 baggage collection sheds, 2 cold storage points, 22 buildings for oil storage, 5 emergency storage points, 3 tank storage facilities, 10 miscellaneous sheds and other facilities in WACOM; and a hardstand, a cold storage facility, a coal yard administrative facility, and a warehouse for engineer and quartermaster supplies and equipment at BPOE.

## 23. Maintenance Facilities

Maintenance facilities constructed consisted principally of shops of various kinds. For example, 4 Type A aircraft hangars, a paint shop,

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<sup>3</sup>USAREUR Engr Div Hist Rept, Jan-Jun 54, p. 56. SECRET (info used UNCLAS).

<sup>4</sup>USAREUR Engr Div Hist Rept, FY 55, p. 167. SECRET (info used UNCLAS).



a paint spray booth, and 2 washracks were built in HACOM; 2 Type A hangars, a helicopter hangar, 3 vehicle maintenance shops, an engineer repair shop, a motor maintenance shop, and 7 washracks and grease pits in NACOM; in WACOM, a guided missile equipment maintenance shop, a small arms repair shop, a heavy equipment shop, a radar equipment maintenance shop, a vehicle maintenance shop, a quartermaster field maintenance shop, an engine-testing building, a motor pool, and 3 washracks; in SACOM, 9 motor maintenance shops, a tank maintenance shop, 2 dynamometer buildings, and 4 washracks; and at BPOE, a target maintenance shop, motor pool bays, and a hardstand. In addition, several shops in SACOM had alterations made.

#### 24. Health Facilities

Construction projects involving health constituted a relatively small portion of the programs after 1953.

a. Hospitals. Under earlier programs 15 hospitals had been provided, with emphasis on the rehabilitation and extension of existing facilities rather than the construction of new buildings.<sup>5</sup> A similar policy was followed after 1953. Although a new 250-bed facility was built at the U.S. Army Hospital, Heidelberg, other construction there consisted of the conversion and alteration of 3 buildings and the installation of an elevator in another building. In SACOM a new hospital was built in Munich under the German alternate housing construction program, but all other construction involved remodeling only. Partitions were installed in the 2d Field Hospital, minor alterations were effected at the Nuremberg-Fuerth hospital, and a ward for mental patients was established, through alterations, at the U.S. Army Hospital, Bad Canstatt. At the Landstuhl Army Medical Center two ward buildings were altered, and an underground hospital was designed.

b. Dispensaries. Of the 89 U.S. Army medical dispensaries in Germany in 1953, 24 (including 4 combination dispensaries and dental clinics) had been newly built or rehabilitated.<sup>6</sup> Construction after 1953 provided 8 new dispensaries--2 in HACOM, 2 in NACOM, and 1 each in WACOM, SACOM, Berlin, and BPOE. In addition, 2 buildings were altered for use as dispensaries, and 6 existing dispensaries were either extended or remodeled.

c. Dental Clinics. Between 1950 and 1953 seven dental clinics had been built or rehabilitated. After 1953 one new dispensary-dental clinic was built in HACOM and another in WACOM. An extension was added to a dental clinic in NACOM, and a dispensary in SACOM was remodeled and extended to include a dental clinic.

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<sup>5</sup>Army Const Prog 50-53, p. 204. SECRET (info used UNCLAS).

<sup>6</sup>Ibid., pp. 205, 208-09.





Front of Dependent High School at Munich



1956-57 the number of high schools had increased to 12. Because of shifts in troop locations, as well as the transfer of some schools to Air Force jurisdiction, the number of elementary schools had dropped to 69. However, the average monthly enrollment in elementary and high schools had almost doubled, approximating 29,500.<sup>11</sup>

From the beginning dependent school construction had attempted to anticipate enrollment increases but usually followed in their wake as enrollment outgrew existing facilities. From 1 April 1951 to 30 June 1953 a total of 44 projects, consisting of either the construction of new buildings or alterations to old, had been executed at a cost approximating DM 43,380,000 (\$10,328,000).<sup>12</sup> School construction after 1953, estimated to cost approximately DM 43,360,000 (\$10,300,000), provided over 800 additional classrooms, a number of auditoriums, cafeterias, playgrounds, facilities for athletics, and other improvements. It included 6 projects in HACOM, 20 in NACOM, 13 in WACOM, 33 in SACOM, 1 at BPOE, and an extension to the school in Berlin.

b. Chapels. At the end of FY 1953 the Army was using 217 buildings in Germany as chapels. Of this number, 56 were newly constructed, 76 were rehabilitated buildings or parts thereof, 18 were prefabricated, and the remainder were either shared dayrooms, messhalls, theaters, or civilian churches.<sup>13</sup> Under the construction programs after 1953, and with emphasis upon the establishment of community chapels, 30 chapels were built, purchased, or made available through alterations in existing buildings, and 5 existing chapels were enlarged, at a cost approximating DM 5,048,400 (\$1,202,000). Five of the new chapels were in HACOM. In NACOM 7 chapels were built, 1 bought, and 3 enlarged. In SACOM 11 chapels were built and 2 enlarged. Four were built in WACOM, and a new American community chapel was built in Berlin.<sup>14</sup>

c. Recreational Facilities. The principal recreational facilities provided through construction were additional theaters and auditoriums; service clubs and libraries; gymnasiums, bowling alleys, and swimming pools; and clubs and messes for commissioned and noncommissioned officers, enlisted personnel, and civilians.

(1) Theaters and Auditoriums. During 1951-53, 35 theaters had been built, rehabilitated, or renovated.<sup>15</sup> Beginning with the

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<sup>11</sup>USAREUR Sch Enrollment Repts, 30 Jun 53; and 30 Jun 57. UNCLAS. In USADEG files.

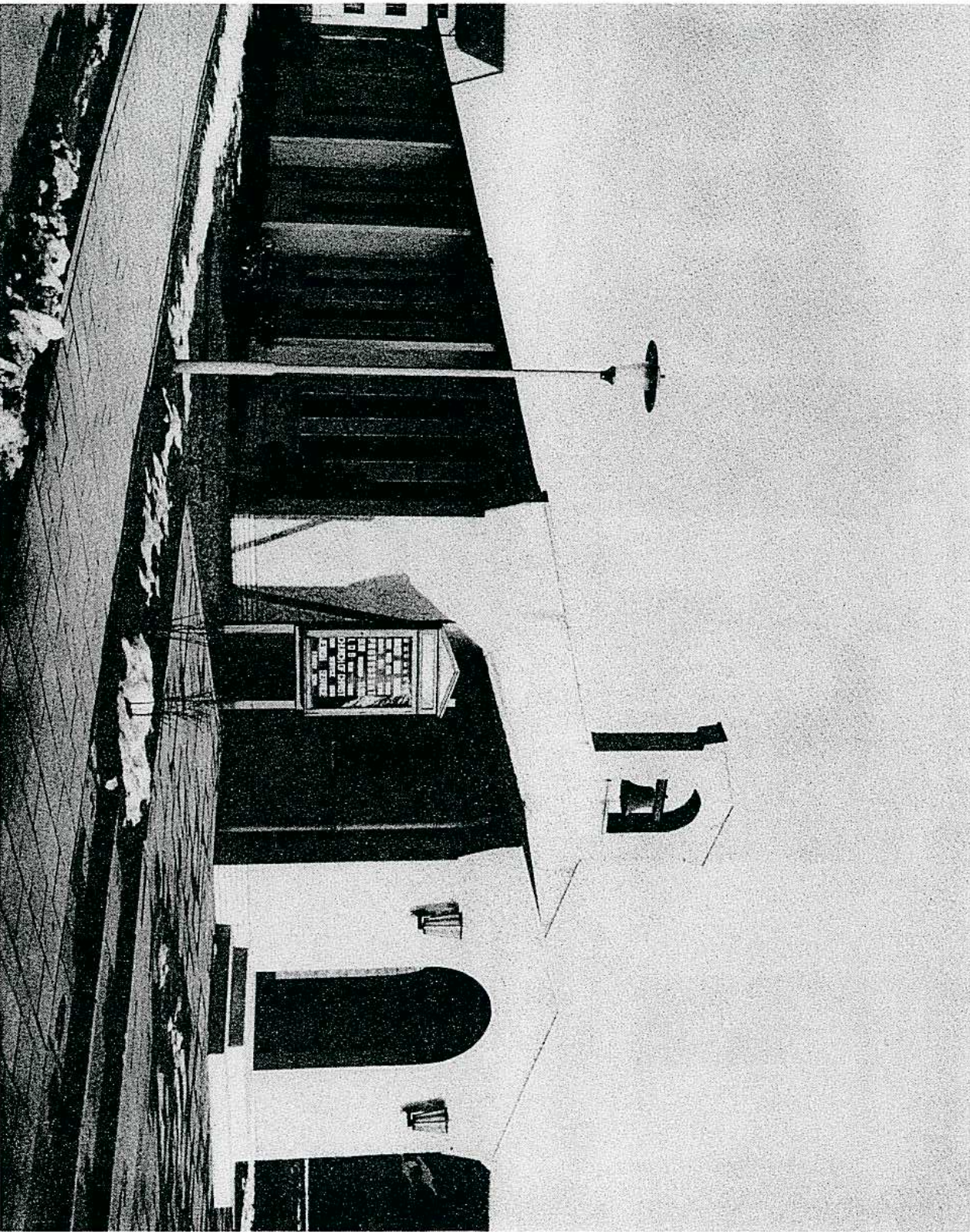
<sup>12</sup>Army Const Prog 50-53, pp. 126-27, 130. SECRET (info used UNCLAS).

<sup>13</sup>Ibid., p. 144.

<sup>14</sup>Berlin Comd Hist Rept, FY 57, p. 160. SECRET (info used UNCLAS).

<sup>15</sup>Army Const Prog 50-53, p. 132. SECRET (info used UNCLAS).





Spechenbuttel Chapel, Bremerhaven





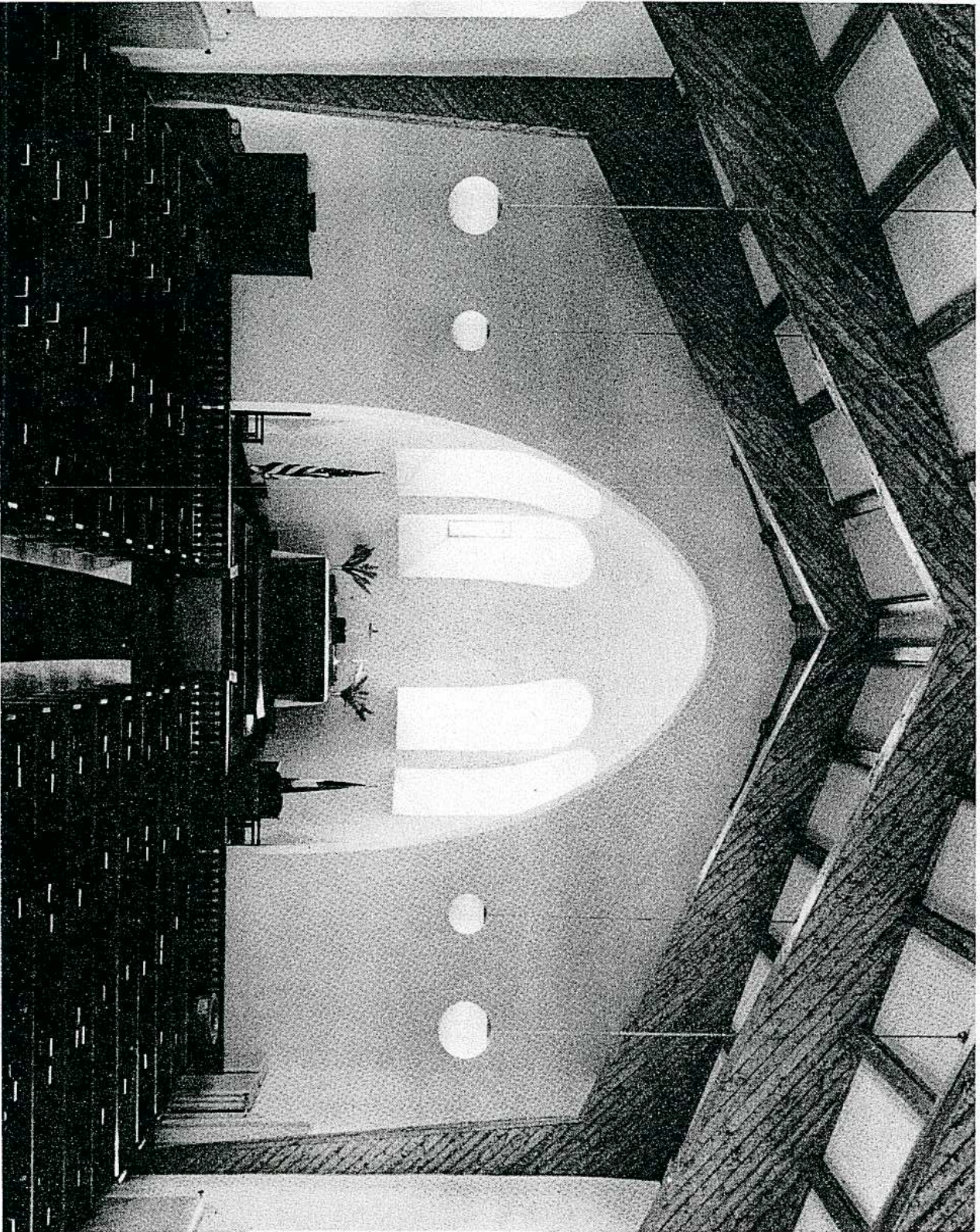












Interior of Kirchgögen Chapel, Frankfurt







## CHAPTER 6

### Summary and Evaluation

The USAREUR Deutsche Mark-supported construction program, initiated in FY 1951 to meet the Army's need for physical facilities in Germany growing out of the troop augmentations of 1950-52, was continued after 1953 because of needs still to be met and because funds for the purpose would be available, though in smaller amounts and for a limited time. Definitive project and priority lists for FY's 1954, 1955, and 1956 were formulated and adopted as basic to a long-range program; by the end of calendar year 1957 the planned construction, with modifications dictated by changing conditions, was virtually completed.

### 27. Problems Encountered

With three years of experience to profit by, the command was able to anticipate and prevent the recurrence of major difficulties. The progress of the program was slowed to a considerable degree, however, by the new requirement, effective 1 July 1953, that Deutsche Mark funds made available to USAREUR by the German Government would have to be reappropriated by Congress, by the subsequent directive requiring Department of the Army approval of the funding, and by a departmental freeze on approvals of new construction that was in effect for more than three months following 1 January 1954 and necessitated the resubmission of all projects not already under way. Rising costs of labor and materials and the difficulty of acquiring land forced the modification of some projects and the cancellation of others. A number of financially overextended German firms defaulted on their undertakings. The time lag between the availability, obligation, and expenditure of funds continued, but after the accession of West Germany to sovereignty solutions to the problem were reached through negotiation and, finally, through agreement that most of the funds made available would remain so indefinitely. Plans to supplement the construction program through the



During year 6 new theaters were built--1 in HACOM and 5 in SACOM--cost approximating DM 1,852,200 (\$441,000), and a theater in SACOM enlarged at a cost approximating DM 67,200 (\$16,000).

(2) Service Clubs and Libraries. As of 30 June 1953, 20 clubs, 4 separate libraries, and a service center and arts and shop had been built with Deutsche Mark funds. 16 In the following 2 new service clubs were built in WACOM and 1 in NACOM; a club in was enlarged, and 2 buildings in HACOM were remodeled for use as clubs, at a cost approximating DM 753,000 (\$175,000). No new clubs were built, but designs for two were completed.

(3) Gymnasiums, Bowling Alleys, and Swimming Pools. Earlier the Mark-supported construction programs had provided 36 gymnasiums, 17 swimming pools, and the renovation of 1 swimming pool. The programs 1954 through 1956 provided 10 new gymnasiums and 11 new bowling alleys. In addition, four bowling facilities were either enlarged or remodeled, and other minor improvements were made.

(4) Clubs for NCO's and Enlisted Personnel. As of 30 June 20 clubs for enlisted men (EM), 8 for noncommissioned officers and 4 combination NCO-EM clubs had been built with Deutsche Mark funds. 18 Thereafter 16 new NCO clubs were established. Of these, 12 newly built, and 4 were provided through alterations to existing clubs. Two existing clubs were enlarged. Of 7 new EM clubs established, 5 were newly built; 1, at BPOE, was purchased; and 1, in was provided through the remodeling of an existing building for a combined EM club and EES facility. The cost approximated 56,600 (\$1,323,000).

(5) Officers' and Civilians' Clubs and Messes. During 1950-53, 19 Thereafter 8 new clubs, messes, or lounges were built--4 in and 1 each in HACOM, NACOM, WACOM, and at BPOE. In addition, one ty in NACOM and another in SACOM were purchased. Five other new ties were provided through alterations to existing structures, and 1 other messes were remodeled. The cost was estimated at 71,400 (\$1,517,000).

German Alternate Community Support Buildings. The construction of German Federal Republic of "alternate" family and BOQ housing in for the release of privately owned German dwellings was supplied in several instances by other construction, chiefly of a community-nature, in return for the release of German commercial and

Ibid., pp. 137, 143.  
Ibid., pp. 137-139.  
Ibid., p. 135.  
Ibid., p. 133.





rehabilitated building, Kleber Casern, Kaiserslautern



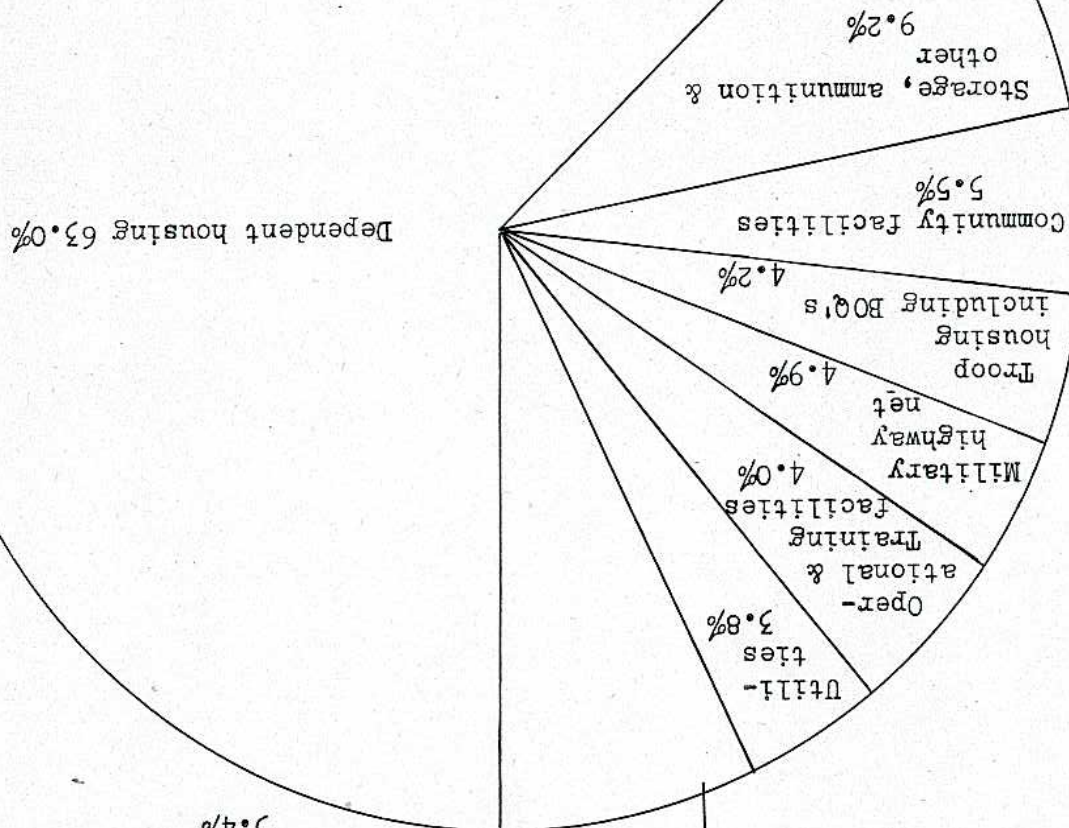




USAREUR CONSTRUCTION PROGRAM,  
1 JULY 1953-31 DECEMBER 1957

Total: DM 1,641,792,600

Administrative, maintenance, medical,  
air navigation, and other facilities  
5.4%



Source: USAREUR Engr Div. UNCLAS.







improperly installed plumbing; and some faulty painting and wood-finishing.<sup>1</sup> These discoveries, together with the impact of criticisms from several quarters, led to investigation and corrective action.

In 1954 the Department of the Army reported that alleged faulty construction in the Vogelweh dependent housing area, Kaiserslautern, was causing concern in Washington. A special investigation conducted by USAREUR revealed minor deficiencies. A report of this investigation was made to a subcommittee of the House of Representatives Committee on Government Operations,<sup>2</sup> and a recurrence of these deficiencies in subsequent construction was guarded against.

Later the General Accounting Office, on the basis of an investigation conducted in the same area, reported alleged faulty construction said to have resulted from poor planning, design, workmanship, and supervision by German firms; the substitution of inferior materials; the continuation of work during periods of frost in order to meet deadlines; and inadequate inspection by USAREUR agencies. USAREUR, while admitting defects, vigorously defended its execution of the program, pointing out that the volume of construction had been enormous, that up to that time a third of it had been in the Western Area Command, and that speed had been essential. In many cases normal purchase and construction procedures had been modified or bypassed in the overriding interests of rapidly improving the tactical situation. Because few U.S. supervisors were available, many German supervisors, unfamiliar with American methods, had been used. Moreover, many of the alleged defects were not defects in fact.<sup>3</sup>

As the program progressed and experience was gained, criticisms lessened.

### 30. Cost of Construction

a. From 1 July 1953 through 31 December 1957. The cost of the Deutsche Mark construction program from 1 July 1953 through 31 December 1957, exclusive of construction for the Air Force, was DM 1,641,792,600 (\$390,903,000), as in Table I.

<sup>1</sup>Repts of Ann Comd Insp Teams to CINCUSAREUR: HACOM, 9-12 Feb 54; NACOM, 4 Jun 54; SACOM, 18-22 Oct 54; WACOM, 21 Dec 55. All UNCLAS.

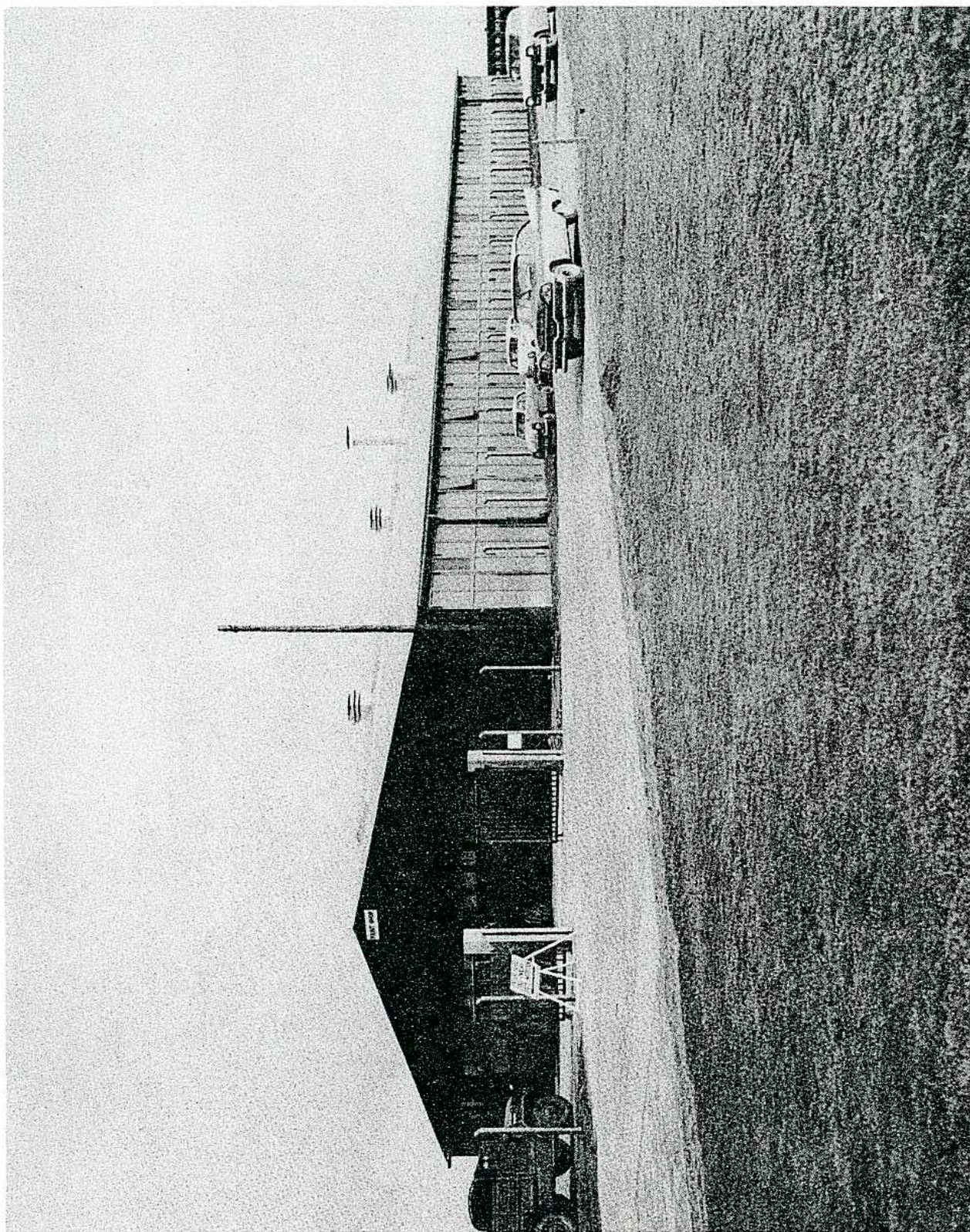
<sup>2</sup>Memo for rec, USAREUR G4 Instl Br, 25 Aug 54, subj: Information on WACOM Construction. UNCLAS. In USAREUR G4 Gen files 600.1 (1954), Vol. III, Item 84.

<sup>3</sup>(1) Memo, USAREUR JA to CofS, 4 Jan 55, subj: Investigation of Faulty Construction in WACOM, USAREUR. (2) 1st Ind, USAREUR to CofS, 10 Jan 55, subj: Reply to GAO Report on Investigation of Faulty Construction in WACOM, USAREUR. AF 600 AENG (20 Dec 54). Both UNCLAS. Both in USAREUR SGS 333.5 (1955), Vol. I, Item 1 atchd.









Ordnance Division paint shop, Bremerhaven

AGL (1) 5-58-150-65559







The cost by area commands and fiscal year programs was as follows:<sup>4</sup>

	<u>Total</u>	<u>FY 1954</u>	<u>FY 1955</u>	<u>FY 1956</u>
	(Deutsche Mark equivalents in thousands of dollars)			
<u>Total</u>	<u>390,903</u>	<u>251,131</u>	<u>139,245</u>	<u>527</u>
SACOM	<u>132,948</u>	95,778	37,035	135
NACOM	<u>107,066</u>	78,727	27,947	392
WACOM	<u>87,258</u>	35,993	51,265	-
HACOM	<u>45,074</u>	26,919	18,155	-
Berlin	<u>9,789</u>	6,638	3,151	-
BPOE	<u>8,768</u>	7,076	1,692	-

The cost of construction done by USAREUR for the Air Force was DM 9,384,000 (\$1,564,000), making the over-all total DM 1,651,186,000 (\$392,467,000). No construction was done for the Navy during this period.

b. From 1 April 1950 through 31 December 1957. The cost of the program since its beginning in April 1950 through 31 December 1957, exclusive of construction for the Air Force and Navy, was DM 4,006,023,000 (\$953,815,000), as in Table 2. (See also Chart 2.)

The cost by area commands was as follows:<sup>5</sup>

	<u>Total</u>	(Deutsche Mark equivalents in thousands of dollars)
		<u>953,815</u>
SACOM		296,441
WACOM		283,789
NACOM		207,278
HACOM		93,818
Berlin		19,013
BPOE		12,906
USAREUR G4		40,570

The cost of construction done by USAREUR for the Air Force and Navy was DM 322,163,600 (\$76,052,000), bringing the over-all expenditure to DM 4,328,186,600 (\$1,029,867,000).

### 31. Attainment of Objectives

Although there were needs still to be met, especially in family housing and in dependent school buildings to accommodate increasing and advancing enrollment, the construction program in Germany after 1953

<sup>4</sup>USAREUR Engr Div, R&U & Const Br. UNCLAS. For costs by area commands and categories, see Appendix A.

<sup>5</sup>Ibid.



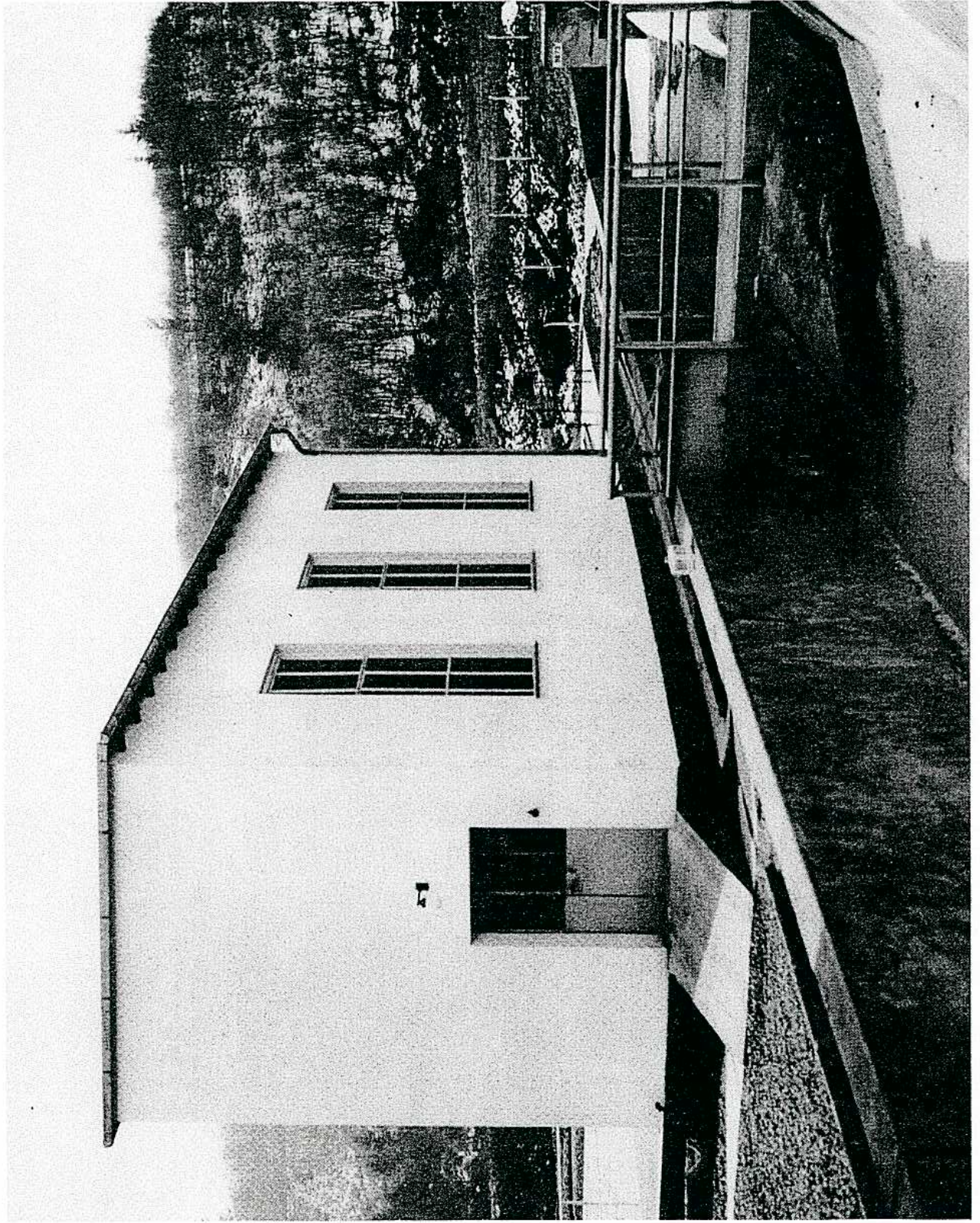
Table 2--Cost of USAREUR Construction Program in Germany,  
1 April 1950-31 December 1957

	<u>Percent</u>	<u>Dollars</u>	<u>Deutsche Marks</u>
<u>Total</u>	<u>100.0</u>	<u>953,815,000</u>	<u>4,006,023,000</u>
Troop housing (including BOQ's)	22.5	214,796,000	902,143,200
Dependent housing*	42.3	403,203,000	1,693,452,600
Storage: cold, covered, liquid fuel, and open	6.7	63,854,000	268,186,800
Community facilities	6.4	61,026,000	256,309,200
Medical facilities	2.6	25,090,000	105,378,000
Training facilities	2.3	23,460,000	98,532,000
Utilities	3.3	31,520,000	132,384,000
Military highway net	3.7	35,061,000	147,256,200
Ammunition storage	3.8	36,944,000	155,164,800
Maintenance facilities and shops	1.8	17,177,000	72,143,400
Administration facilities	0.5	4,962,000	20,840,400
Airfield pavement, lighting, and navigation facilities	0.4	3,233,000	13,578,600
Operational facilities	1.7	14,699,000	61,735,800
Other	1.9	18,790,000	78,918,000

\*Does not include German alternate housing.

Source: USAREUR Engr Div, R&U & Const Br. UNCLAS.





water purification station serving Baumholder

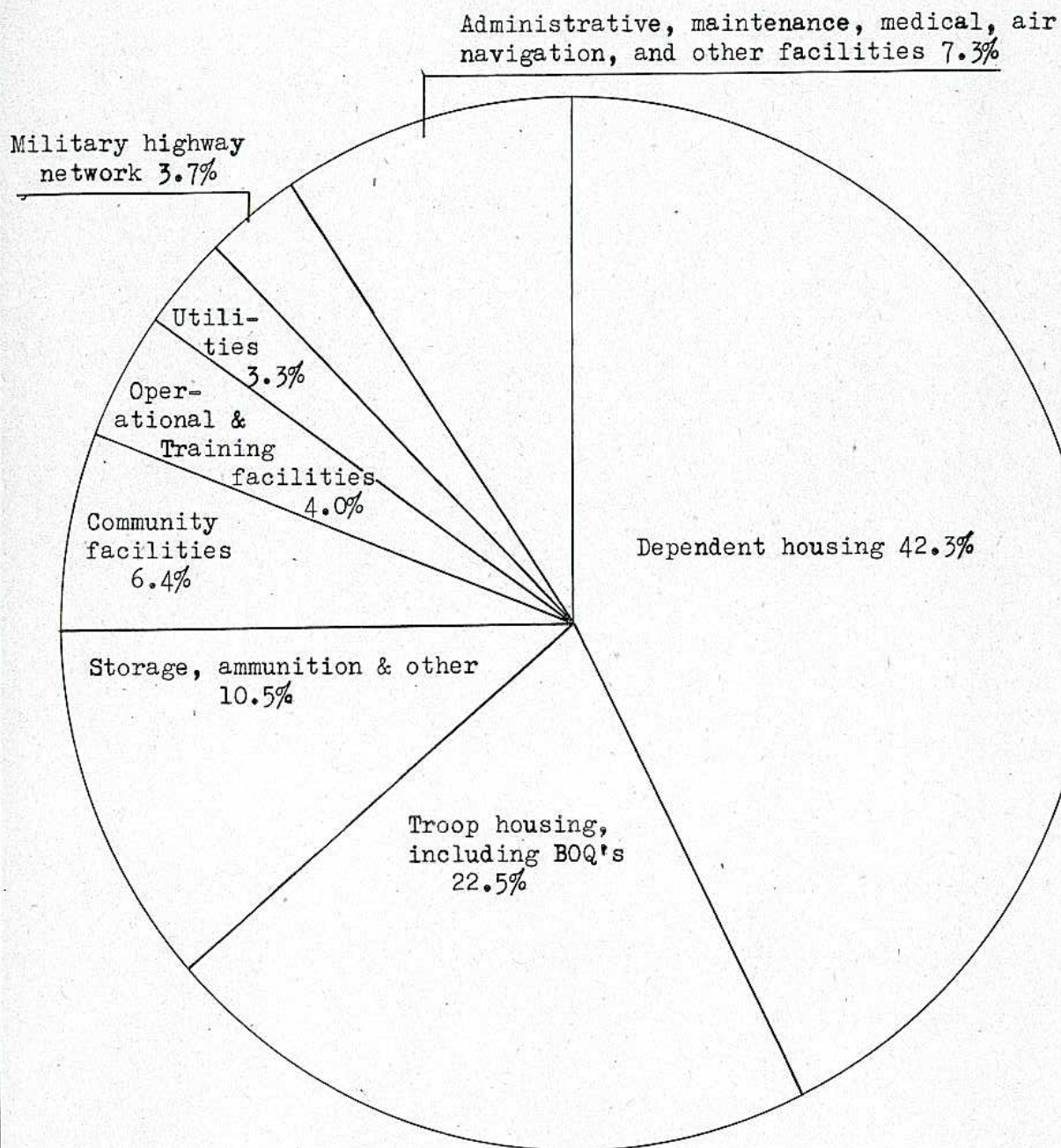






USAREUR CONSTRUCTION PROGRAM,  
1 April 1950-31 December 1957

Total: DM 4,006,023,000



Source: USAREUR Engr Div. UNCLAS.







was notably successful in providing for existing and projected military, operational, morale, and welfare requirements of the command, as planned. Troops were benefited, and their morale undoubtedly improved, through increased availability of comfortable billets and facilities for recreation, athletics, training, medical care, support, and general welfare. Schools, chapels, and other community facilities benefited the command as a whole.<sup>6</sup> Considered as a morale factor alone, Deutsche Mark-supported construction continued to be a good investment.

The program was also geared to a number of more tangible objectives.

a. Monetary Savings. One specific objective after 1953 was to effect the greatest possible monetary savings by housing all major activities of the command in rent-free installations. On 31 December 1957 rentals were still being paid for a few operational facilities, but they were only a fraction of their former amount. As a striking example, from FY 1954 to FY 1957, through the substitution of new, rent-free structures for rented family and BOQ housing, the annual expenditure for housing rentals decreased by almost 90 percent, as shown in the following table:<sup>7</sup>

<u>Fiscal Year</u>	<u>Total Rentals</u>	<u>Family Housing</u>	<u>BOQ Housing</u>
1954	\$8,420,900	\$6,727,900	\$1,693,000
1955	7,840,940	6,600,240	1,240,700
1956	3,109,000	2,418,000	691,000
1957	853,000	473,000	380,000

In addition, occupancy of rent-free housing eliminated the payment of housing allowances to the military personnel concerned.

Savings were also effected in other operational areas.

b. Residence of Eligible Personnel in Government Quarters. Another aim of the family housing portion of the program was to enable all or virtually all civilian and dependent personnel in Germany, if entitled to government quarters, to be housed in communities near military installations. As of 31 December 1957 this objective was within reach.<sup>8</sup> Approximately 56,000 dependent families of Army sponsors, military and civilian, were living in Germany. Of this number, 41,867 were entitled to government housing, and 34,458, or about 92 percent of these, were living in the 71 Army housing communities. The other 3,419 were residing

<sup>6</sup> A more than doubled church attendance of U.S. personnel in HACOM during 1957--600,000 as compared with less than 300,000 in 1956--was attributed mainly to the moving of American families from scattered requisitioned houses to housing areas with chapels within easy reach.

<sup>7</sup> Ibid.

<sup>8</sup> Intvw, Mr. D. A. Lane, USAREUR Hist Div, with Lt Col R. A. Kapp, C/USAREUR G1 Welf & Rec Br Const & Hsg Sec, 30 Jan 58. UNCLAS.



"on the economy," that is, in nongovernment housing arranged for by their sponsors.<sup>9</sup> It was believed that closer checks upon apartment vacancies in the government housing areas might reduce this number appreciably.<sup>10</sup>

BOQ's were available in sufficient numbers for all personnel entitled to occupy them.

c. Concurrent Travel. A third objective, 100 percent concurrent travel of dependent families with their sponsors, was not reached either by the planned target date in FY 1955 or later.

In the first place, original estimates of the over-all number of family housing units that would be available upon completion of the construction program were invalidated when plans to retain 2,300 or more requisitioned units were abandoned shortly after 5 May 1955. Moreover, initial long-range estimates, probably too modest, of the number of units that would be required were also invalidated by the impact upon Germany of the gyroscope system of unit replacement, proposed by the Department of the Army in 1954 and effective 1 July 1955.<sup>11</sup> Before the implementation of the new system, USAREUR studies of experience factors indicated that normally 70 percent of the commissioned officers and 25 percent of the first three grades of noncommissioned officers of a combat division would be married.<sup>12</sup> Actually, however, the percentage of married personnel, and particularly NCO's, in the divisions gyroscoping to Germany proved to be significantly greater because large numbers of married personnel transferred to those units before their departure from the United States. This influx took place partly because of the general desirability of service in Germany; partly because of the prospective stability of assignments to gyroscope organizations, making them attractive to married personnel; and partly because of stateside publicity that emphasized the Department of the Army policy of granting concurrent travel to the largest possible number of gyroscoping dependents, without equal emphasis upon the limited availability of government housing.<sup>13</sup> Arrangements were made for some of the married personnel in the early

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<sup>9</sup> Approximately 14,000 families not authorized government housing were also residing on the economy. More than 5,000 families eligible for government housing were in the United States awaiting housing availability.

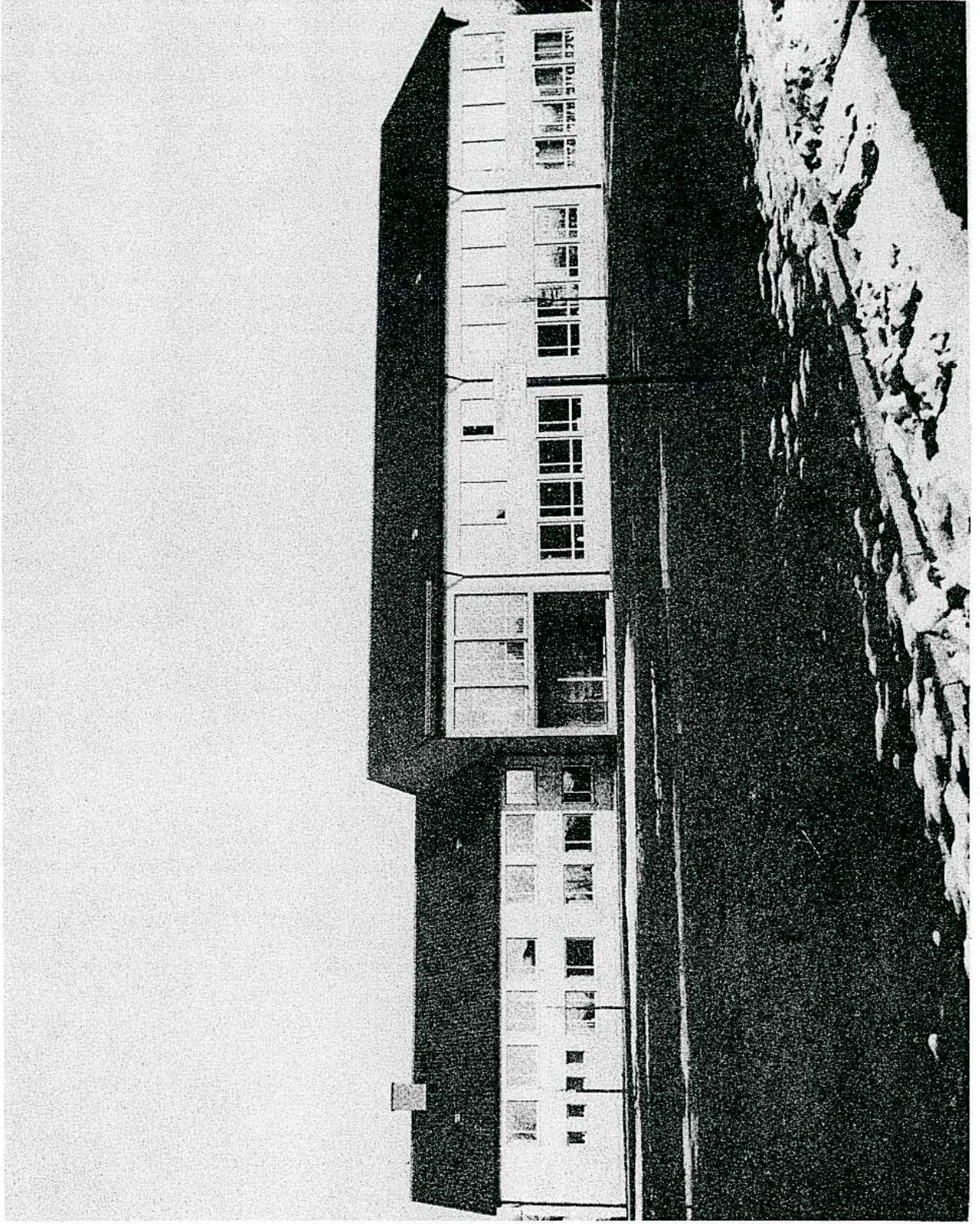
<sup>10</sup> USAREUR Memo 615-31-1, 7 Nov 57, subj: Family Housing Vacancies in Germany. UNCLAS.

<sup>11</sup> See USAREUR Hist Div, Operation Gyroscope in the U.S. Army, Europe (U). SECRET.

<sup>12</sup> Intvw, Mr. Lane with Mr. J. B. Bortnyck, USAREUR Engr Div Real Estate Br, 21 Jan 58. UNCLAS.

<sup>13</sup> Operation Gyroscope in the U.S. Army, Europe, pp. 21-22. SECRET (info used UNCLAS).





Elementary school building, Bremerhaven







incoming gyroscope units to rent German housing for their families at their own expense. Efforts to restrict the number of married sponsors in units met with some success but had to be modified when it was found that this practice contributed to the arrival in Germany of units with shortages in the first three noncommissioned grades and overstrengths in lower grades. Moreover, in many cases priority in housing and concurrent travel for dependents of gyroscoping personnel meant corresponding and arbitrary restrictions upon housing and concurrent travel for dependents of nongyroscope personnel.<sup>14</sup>

Thus, notwithstanding the virtual completion of the family housing construction program as planned, on 31 December 1957 the concurrent travel and waiting list situations, though somewhat improved, were still unsatisfactory. While the majority of the dependents of gyroscope personnel traveled concurrently with their sponsors, during FY 1957 almost half (48.1 percent) of the applications for nongyroscope concurrent travel to Germany had to be disapproved; 12.5 percent of the applicants (increasing to 15 percent during December 1957) were granted concurrent travel to government housing; 13.2 percent were granted "delayed" travel to government housing (within 60 days after the arrival of their sponsors at the overseas replacement station); and 26.2 percent were granted concurrent travel to live "on the economy." Waiting periods for dependents not granted concurrent or delayed travel averaged 6.7 months, varying from 4 months to an extreme of 28 months according to the availability of housing at their sponsors' duty stations. On the other hand, housing areas into which concurrent travel was possible increased from 3 to 21 between 1 July and 31 December 1957.<sup>15</sup>

Based on an arbitrary limitation imposed on the number of married personnel in a gyroscope unit, and with no provisions for quarters for the families of E-4's, the family housing requirement in Germany as of 31 December 1957 was 43,610 units. Actual availability was 39,918, leaving a shortage of 3,692 units. However, the long-range requirement, providing for the normal number of married personnel in gyroscope units as well as for the dependents of E-4's, was 51,489 units, increasing the shortage to 11,571. To eliminate this shortage USAREUR submitted to the Department of the Army a long-range plan, requiring Congressional action, under which additional housing in Germany would be financed as currently in France--through the sale or barter of surplus U.S. commodities.<sup>16</sup> Meanwhile, as a stop-gap measure, conversion of maids' quarters

---

<sup>14</sup>Beginning 1 February 1958 allocations of housing to a gyroscope unit were terminated 30 days after its arrival in the theater, and names of personnel on waiting lists maintained for the unit were integrated into existing community waiting lists.

<sup>15</sup>Intvw, Mr. Lane with Lt Col Kapp, 30 Jan 58. UNCLAS.

<sup>16</sup>Rev of USAREUR Comd Progs, FY 57, 2d Qtr, p. 8. CONF (info used UNCLAS).



into temporary family units was begun in a very large number of family housing apartments.<sup>17</sup>

d. Release of Requisitioned Housing. A fourth and ostensibly long-range objective--to release all except a few requisitioned private dwellings to their owners--was attained. A considerable number of commercial, industrial, and community-welfare properties were also derequisitioned.

The number of family units in privately owned dwellings held under requisition, which stood at more than 20,000 at the end of FY 1953, was reduced to 11,382 by December 1954.<sup>18</sup> At that time, subject to such changing conditions as a marked increase in troop strength or married personnel, the relocation of units, or the assignment of new types of units to Germany, it was anticipated that completed construction, including German alternate housing, would enable the command to release over 9,000 dwellings, beginning 1 April 1955. When plans to retain about 2,300 requisitioned units were abandoned following the accession of West Germany to sovereignty in May 1955, the release rate was accelerated. By 30 June 1956 the number of requisitioned units still held was reduced to 3,877. A year later only 607 were being held, and on 31 December 1957 only 326. These were in three areas: 221 in NACOM, 13 in SACOM, and 92 in Berlin Command. All requisitioned dwellings in HACOM and WACOM and at BPOE had been released. Only 8 of the 326 units still held were actually being used as family quarters. The others were serving as temporary BOQ's, transient housing, offices, and administrative facilities of other kinds; they were being released as rapidly as the need for them ceased to exist or satisfactory alternate provisions could be made.

Similarly, of the several thousand individual BOQ units held under requisition at the end of FY 1953, only 247 were still being held on 31 December 1957. Of this number, 143 were in NACOM and were vacant pending release; 88 were in SACOM, 8 in WACOM, and 8 in the Berlin Command.<sup>19</sup>

Official monthly summaries of derequisitions, by categories, showed that 14,435 parcels of requisitioned residential, commercial, and industrial real estate were turned back to their owners during the 5 years ending December 1957, as shown in Table 3. The release of these properties was actually only a very small contribution toward alleviating

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<sup>17</sup>Intvw, Mr. Lane with Lt Col Kapp, cited above.

<sup>18</sup>(1) Army Const Prog, 50-53, p. 168. (2) USAREUR Mthly Rev of Log Actvs, 31 Dec 54, p. 7. Both SECRET (info used UNCLAS).

<sup>19</sup>(1) USAREUR Qtrly Revs of Log Actvs, 30 Jun 56, p. 101; 31 Dec 56, p. 115; 30 Jun 57, p. 85; 30 Sep 57, p. 84. SECRET (info used UNCLAS). (2) Chart, 31 Dec 57, subj: Availability of Housing. UNCLAS. In USAREUR Engr Div Instl Br Real Estate Sec.



the shortages in German housing and providing needed commercial and industrial facilities. However, it undoubtedly afforded relief in many cases of hardship. Moreover, it was psychologically important, because it improved German-American relations by lessening the tensions of a politically sensitive situation in which continued retention of requisitioned property was to many Germans an unpleasant reminder of the occupation period.



Table 3--Parcels of USAREUR-Requisitioned Real Estate  
(Germany) Released 1953-1957, by Calendar Years

	<u>Total</u>	<u>1953</u>	<u>1954</u>	<u>1955</u>	<u>1956</u>	<u>1957</u>
<u>Total</u>	<u>14,435</u>	<u>1,443</u>	<u>1,927</u>	<u>6,395</u>	<u>3,394</u>	<u>1,276</u>
Residential	<u>7,438</u>	384	1,154	3,361	1,897	642
Apartment buildings	<u>2,735</u>	74	77	1,759	693	132
Hotels and annexes	<u>221</u>	60	18	62	37	44
Schools	<u>109</u>	95	5	6	3	0
Restaurants	<u>47</u>	19	10	7	7	4
Theaters	<u>18</u>	11	5	0	1	1
Hospitals	<u>19</u>	6	4	8	0	1
Other*	<u>2,160</u>	603	388	711	265	193
Open parcels, land	<u>1,689</u>	191	266	481	491	259

\*Includes shops, garages, warehouses, and miscellaneous facilities.

Source: Mthly Rpts, USAREUR G4 Instl Br Real Estate  
Sec to ACoS G4, subj: Release of USAREUR-  
Requisitioned Real Estate. UNCLAS. In USAREUR  
G4 Real Estate Sec files.



USAREUR Construction Program in Germany,  
1 July 1953-31 December 1957

(Dollar equivalents of Deutsche Marks  
in thousands of dollars)

	<u>Total</u>	<u>Dependent Housing</u>	<u>Troop Housing*</u>	<u>Support Facilities</u>	<u>Depots</u>
<u>Total</u>	<u>390,903</u>	<u>250,890</u>	<u>16,776</u>	<u>98,401</u>	<u>24,836</u>
SACOM	<u>132,948</u>	102,565	3,990	25,523	870
NACOM	<u>107,066</u>	73,944	4,719	24,359	4,044
WACOM	<u>87,258</u>	30,300	3,316	33,726	19,916
HACOM	<u>45,074</u>	29,414	2,066	13,588	6
Berlin	<u>9,789</u>	7,944	1,830	15	-
BPOE	<u>8,768</u>	6,723	855	1,190	-

\*Includes BOQ housing.

Source: USAREUR Engr Div, R&U & Const Br. UNCLAS.



Number of Dependent Housing Units (Army) Built in Germany,  
1 July 1953-31 December 1957

	Total	FY 1954 Program Phases								FY 1955 Program Phases	
		I	II	III	IV	V	VI	VII	VIII	IX	X
Total	21,997	4,002	3,006	1,800	1,440	1,206	1,890	1,782	4,174	666	2,031
HACOM	2,754	630	414	252	180	162	252	252	288	94	230
NACOM	6,414	882	684	504	396	270	792	702	1,494	90	600
SACOM	9,136	1,818	1,350	702	468	396	648	702	1,942	362	748
WACOM	2,652	648	558	342	288	378	-	-	-	120	318
BPOE	581	-	-	-	108	-	90	90	270	-	23
Berlin	460	24	-	-	-	-	108	36	180	-	112

Number of Dependent Housing Units, Phase X (FY 1955)

	Total	For		For Lieutenant Colonels and Majors**		For other Families***	
		Generals*	Colonels*				
Total	2,031	56	359	1,034	582	-	-
HACOM	230	22	76	132	-	180	-
NACOM	600	13	111	296	180	258	-
SACOM	748	17	111	362	258	144	-
WACOM	318	4	22	148	144	-	-
BPOE	23	-	5	18	-	-	-
Berlin	112	-	34	78	-	-	-

\*Individual houses

\*\*Duplex houses

\*\*\*Multi-unit buildings

Source: Chart, 31 Dec 57, subj: Availability of Housing. UNCLAS.  
In USAREUR Engr Div Real Estate Br.



APPENDIX C.

Number of BOQ Housing Units Built in Germany,  
1 July 1953-31 December 1957

	<u>Phase I</u>	<u>Phase VIII</u>
<u>Total</u>	<u>72</u>	<u>4,611</u>
HACOM	-	854
NACOM	-	1,623
SACOM	-	1,526
WACOM	-	224
BPOE	-	170
Berlin	72	214

Source: Chart, 31 Dec 57, subj: Availability of Housing. UNCLAS.  
In USAREUR Engr Div Real Estate Br.



APPENDIX D

German Alternate Housing Family Units  
Completed by 31 December 1957

	<u>Total</u>	<u>3,228</u>
SACOM		1,390
NACOM		1,088
HACOM		480
WACOM		126
BPOE		96
Berlin		48

Source: USAREUR Engr Div Real Estate Sec. UNCLAS.



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C. OTHER AGENCIES

2	Seventh Army
3	U.S. Army Communications Zone, Europe
1	Berlin Command
1	U.S. Army Port of Embarkation, Bremerhaven
2	Northern Area Command
1	Southern Area Command
2	U.S. European Command
2	U.S. General Accounting Office, European Branch
1	U.S. Army Construction Agency, Germany
1	U.S. Air Forces in Europe

\*For stateside distribution



